



## Hamlyn Terrace, 17 Sterling Way

Fantastic Family Home In Most Desired Street!

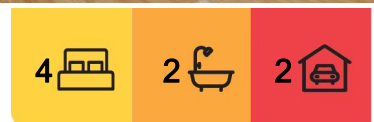
Situated in a tranquil location overlooking the local parklands and walking pathways is this fantastic opportunity. Set on a 574sqm block, this light filled family home has multiple living areas including an enclosed sunroom at the front to take in the parkland views. Features include 4 generous sized bedrooms all with built-ins, ensuite and walk in robe to main, spacious kitchen with dishwasher, both formal and informal living areas, air conditioning, ceiling fans, huge covered entertainment area, garden shed & a double garage with internal access & remote entry.

Located close to Warnervale Public School and MacKillop Catholic College as well as Wyong Hospital, Wadalba or Lake Haven Shopping Centres & easy access to the M1 Motorway for commuters. This home is a must to inspect- so call Kimberly Bell 0410 437 031.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/MVAHPC](http://ljhooker.com.au/MVAHPC)

**Contact**  
**Kimberly Bell**  
0410 437 031  
kbell.budgewoi@ljhooker.com.au  
**Damian Montgomery**  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

**LJ Hooker Budgewoi | Toukley**  
**(02) 4390 5555**

representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | MVAHPC  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 574 m <sup>2</sup>  |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Remote Garage |

### Kimberly Bell 0410 437 031

Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

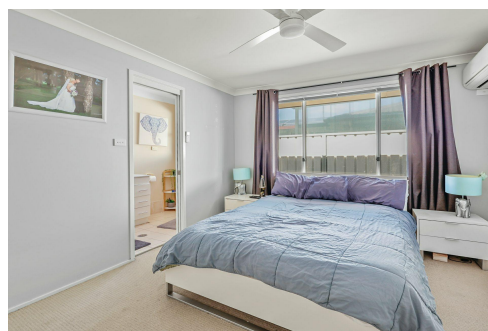
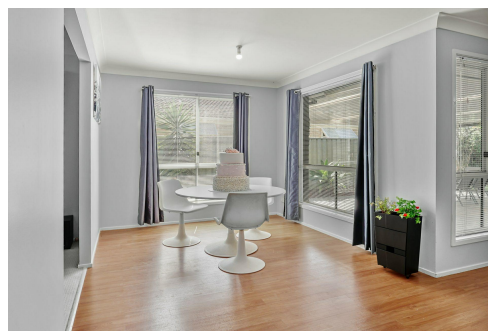
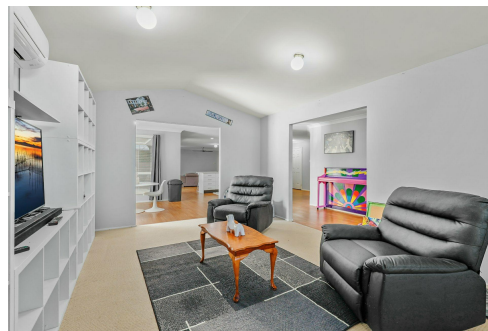
### Damian Montgomery 0414 856 932

Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

### LJ Hooker Budgewoi | Toukley (02) 4390 5555

85-87 Scenic Drive, BUDGEWOI NSW 2262

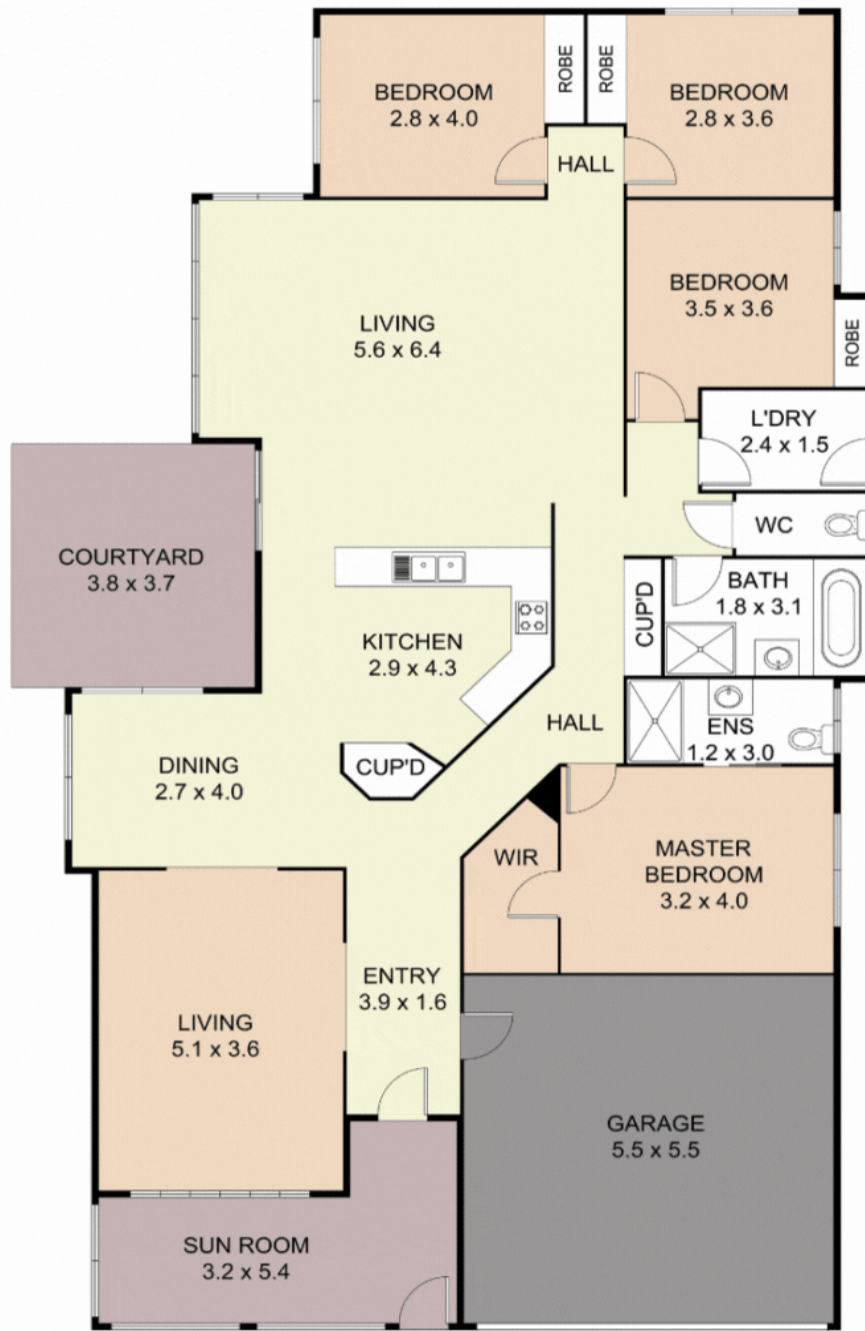
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## FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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