



120 Woodbury Park Drive, Mardi

A Beautifully Elevated Mardi Lifestyle

This charming 3 bedroom home offers an enviable combination of space, comfort and lifestyle appeal. Set on a generous 563 sqm block of land and enjoying an elevated outlook, it provides a wonderful sense of peace and privacy while remaining exceptionally convenient to everything a family needs.

From the moment you arrive, there is an immediate feeling of warmth and tranquillity. The home is ready to enjoy without the need for major work, while still providing exciting scope for those looking to add their own personal style in the future.

Each of the 3 bedrooms is generously proportioned, with the master suite offering its own private retreat complete with walk-in robe and ensuite. Whether you're raising a family, downsizing without compromising on space or looking for a quality investment, the versatile floorplan caters beautifully to a range of lifestyles.

At the centre of the home is an impressive open-plan living and dining environment, designed to bring everyone together. The well equipped kitchen is well positioned to easily deliver to the dining room and outside covered pergola area.

3 2 2

FOR SALE
\$920,000 to \$970,000

VIEW
Sat 3rd Oct @ 1:30PM - 2:00PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

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Step outside and the home truly comes into its own. The covered pergola area overlooks the leafy surrounds, creating a private and peaceful backdrop for long lunches, relaxed evenings or entertaining family and friends. It's the kind of outdoor space where everyday moments become something special.

The double garage with internal access completes a home where functionality has been carefully balanced with comfort and lifestyle.

And then there's the location. Enjoy the tranquillity of a peaceful residential setting while being only moments from local schools, shopping, public transport and easy access to the M1 Motorway.

Homes offering this combination of presentation, space, outlook and convenience are increasingly hard to find. This is an opportunity to secure a home you'll be proud to come home to and one with plenty of potential to make it uniquely yours.

Property Highlights

- Beautifully presented 3 bedroom residence in a peaceful Mardi setting
- Elevated position with a leafy outlook across the surrounding greenery
- Generous block offering space, privacy and future potential
- Spacious open-plan living and dining area filled with natural light
- Well-appointed kitchen with seamless outdoor connection
- Covered pergola area ideal for year-round entertaining
- Generously sized bedrooms, with master suite featuring walk-in robe and ensuite
- Double lock-up garage with convenient internal access
- Family-friendly location close to schools, shops and transport
- Easy access to the M1 Motorway
- An outstanding opportunity for families, downsizers and investors alike

Council Rates : Approximately \$440 per quarter

Water Rates : Approximately \$265 per quarter plus usage

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, LJ Hooker Wyong does not make any representation as to the accuracy of the information contained herein, 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 DETAILS

Property ID 15V4FNA
Property Type House

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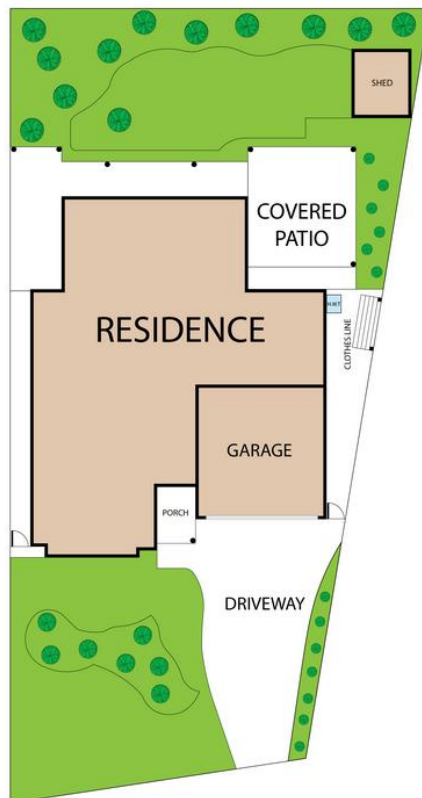
wyong.ljhooker.com.au | wyong@ljhooker.com.au



Internal 179m² External 26m² Total 205m²

120 Woodbury Park Drive, **Mardi**

3 x  2 x  1x 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.