

21 Richard Avenue, Mardi

## Magical Home in Mardi — Sparkling Inground Pool and Enclosed Sunroom

Positioned in a peaceful, family oriented neighbourhood, this beautifully maintained four-bedroom residence delivers the perfect balance of space, comfort and convenience. Located just moments from the M1 Motorway, Westfield Tuggerah, and both Wyong and Tuggerah train stations, the home offers an enviable lifestyle with everything close at hand.

From the moment you step inside, you'll appreciate the care and attention that has gone into updating and maintaining this inviting family home. Designed for practical living and effortless entertaining, it features four generously sized bedrooms including a spacious master retreat complete with walk-in wardrobe and private ensuite. Built-in robes service the remaining bedrooms, while a third toilet downstairs adds extra convenience for guests and busy households.

The versatile floorplan provides multiple living zones to suit growing families, including a formal lounge and dining area, a warm and welcoming family room highlighted by a striking combustion fireplace, plus a separate rumpus room offering additional space to relax or entertain.

At the heart of the home is a stylish kitchen that flows effortlessly

4  2  2 

### FOR SALE

\$1,195,000 to \$1,250,000

### VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

### AGENTS

David Peters  
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Lachlan Peters  
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### AGENCY

LJ Hooker Wyong  
(02) 4353 2200

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

through to a fully screened outdoor entertaining area, creating the ideal setting for year round gatherings and easy indoor-outdoor living. Comfort is assured in every season with ducted air conditioning upstairs and a split-system unit downstairs.

Outside, the spacious backyard has been designed with entertaining in mind. A sparkling chlorine inground pool takes centre stage, easily accessed from the entertaining area and perfect for summer get-togethers, weekend barbecues, or simply unwinding with family and friends.

Adding even more appeal is a 1.5kW solar system helping to reduce everyday energy costs.

Offering modern improvements, multiple living spaces and a highly convenient location, this impressive home presents an outstanding opportunity for families seeking lifestyle and functionality in equal measure.

Homes of this calibre are always in demand, arrange your inspection today and experience everything this exceptional property has to offer.

Key Facts :

- Council Rates: Approximately \$1,668 per annum
- Water Rates: Approximately \$1,185 per annum

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## MORE DETAILS

Property ID	15NQFNA
Property Type	House
Land Area	564.2 m2
Including	Ensuite Air Conditioning Pool Dishwasher Outdoor Entertaining Fully Fenced

**David Peters 0409 655 975**

Principal | L.R.E.A | [dpeters.wyong@ljhooker.com.au](mailto:dpeters.wyong@ljhooker.com.au)

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Sales Consultant L.R.E.A / Auctioneer |  
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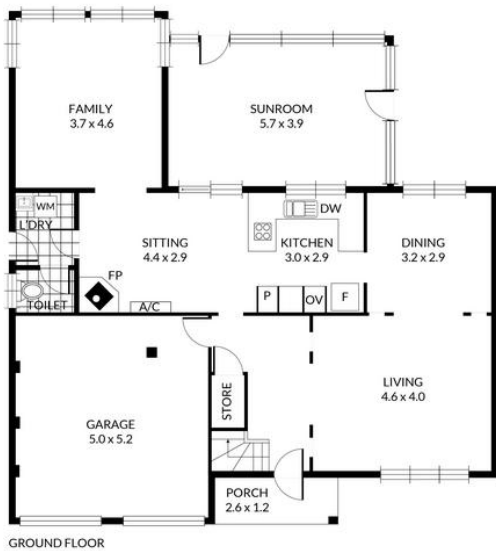
[wyong.ljhooker.com.au](http://wyong.ljhooker.com.au) | [wyong@ljhooker.com.au](mailto:wyong@ljhooker.com.au)



Internal 199m<sup>2</sup> External 3m<sup>2</sup> Total 202m<sup>2</sup>

## 21 Richard Avenue, **Mardi**

4 x  2 x  2 x 



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