



21 Richard Avenue, Mardi

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

This is a rare opportunity to secure a beautifully presented 4 bedroom home that embodies comfort, style and effortless living. Perfectly positioned in a quiet, family-friendly street and only minutes from the M1 Motorway, Westfield Tuggerah plus Wyong and Tuggerah stations, convenience and tranquility harmonize here.

Step inside and discover a home that has been lovingly updated and immaculately maintained. Four spacious bedrooms, complete with walk in robe to the main bedroom, ensuite, built-ins to the other bedrooms and a convenient third toilet downstairs.

With an expansive floorplan layout ideal for both family life and entertaining, the home has a large lounge room, separate dining room, family room complete with a showcase combustion fire plus a rumpus room.

With a contemporary, updated kitchen that opens seamlessly into a fully screened entertaining room, perfect for relaxed indoor-outdoor living. Ducted air-conditioning upstairs and a split system downstairs ensures year round comfort.

Sparkling salt water inground pool is the centrepiece of the large backyard with easy access from the screened entertaining room to

4  2  2 

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

LJ Hooker Wyong  
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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.

 **LJ Hooker**

your backyard oasis, the perfect spot for summer barbecues and family gatherings.

There is also a 1.5kW solar system on the roof helping to keep running costs low.

This home truly has it all, modern updates, incredible features and an unbeatable location. Move quickly, because opportunities like this don't come around often.

Don't miss your chance, arrange your inspection today and make this stunning property your new family haven.

#### Key Facts

Council Rates : \$1668 per annum approximate

Water Rates : \$1185 per annum approximate

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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

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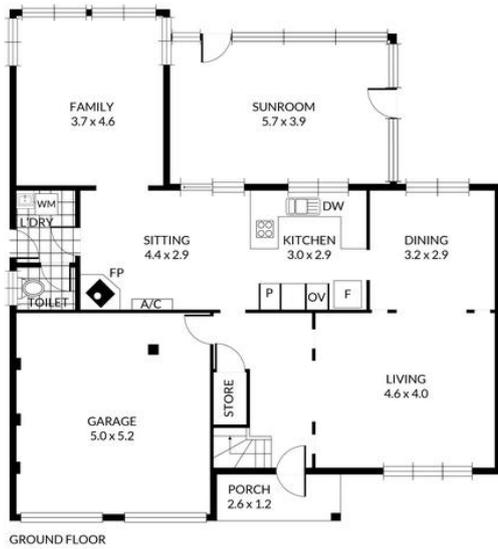
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Internal 199m<sup>2</sup> External 3m<sup>2</sup> Total 202m<sup>2</sup>

## 21 Richard Avenue, **Mardi**

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