

17 Tuloa Street, Wangi Wangi

## FANTASTIC PARKING & BEAUTIFUL VIEWS

Whether you're looking to downsize without compromise, purchase your first home, or secure a smart investment, this beautifully presented home offers the perfect combination of comfort, convenience and lifestyle.

Positioned to capture stunning lake views, this inviting three-bedroom home has been thoughtfully updated and is designed for easy, low-maintenance living.

Features you'll love:

- Single level living throughout
- Three bedrooms with built-in wardrobes
- Overlooking the back yard and lake view, is a stylish kitchen with Stirling dishwasher and impressive Belling oven.
- Renovated bathroom and laundry with large linen cupboard
- Spacious covered verandah with retractable shutters and outdoor heaters, allowing you to enjoy outdoor living comfortably in every season while taking in the lake view. This space is a real highlight of the home, providing a fantastic second living space to entertain friends and family.
- Huge secure carport with roller door - ideal for cars as well as

3 1 4

**FOR SALE**  
PRICE GUIDE \$899,000

**VIEW**  
Sat 15th Aug @ 11:00AM - 11:30AM

**AGENTS**  
Arlene Field  
0406 623 570  
arlene.field@ljhooker.com.au

Wayne Field  
0404 871 644  
wayne.field@ljhooker.com.au

**AGENCY**  
LJ Hooker Wangi Wangi  
(02) 4975 1644

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.



- caravan, motorhome or large boat.
- Two additional garage spaces providing excellent storage, workshop potential or secure parking. The second garage at rear could be converted into a studio or flat (STCA).
- Low-maintenance yard, leaving you more time to enjoy the relaxed lakeside lifestyle.

Offering an exceptional balance of practicality and lifestyle, this home is perfectly suited to retirees seeking an easy-care property, first home buyers wanting to enter the market, or investors searching for a quality addition to their portfolio.

Opportunities like this don't last long in Wangi! Inspect today and discover the lifestyle you've been searching for.

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 4DQH7X           |
| Property Type | House            |
| Land Area     | 626 m2           |
| Including     | Air Conditioning |
|               | Built-in-Robes   |
|               | Fenced Backyard  |
|               | Storage          |
|               | Verandah         |
|               | Water Views      |

### Arlene Field 0406 623 570

Sales Executive | [arlene.field@ljhooker.com.au](mailto:arlene.field@ljhooker.com.au)

### Wayne Field 0404 871 644

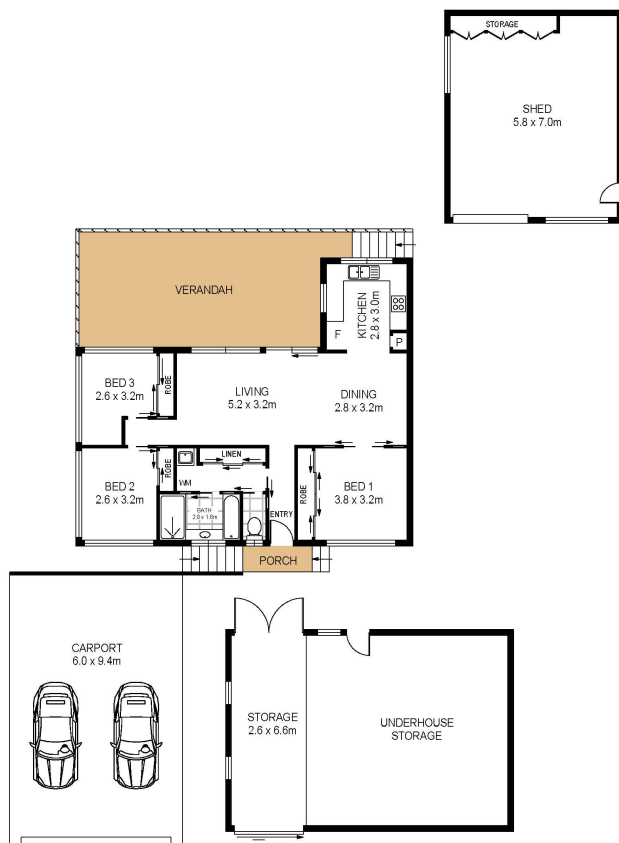
Sales Executive | Independent Contractor |  
[wayne.field@ljhooker.com.au](mailto:wayne.field@ljhooker.com.au)

### LJ Hooker Wangi Wangi (02) 4975 1644

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**LJ Hooker**

17 Tuloa Street  
Wangi Wangi

Total Internal Floor Area: 86 sqm

Scale in metres indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries