



3 Ninian Close, Watanobbi

## A Warm & Welcoming Family Home in a Sought-After Location

Set in a peaceful and highly sought-after street which ends with a cul-de-sac, this beautifully presented home has been designed with family living in mind. With soft neutral tones throughout, it's the perfect canvas to make your own, while offering all the space and comfort your family needs to grow.

Inside, you'll find 4 generously sized bedrooms, including a private master suite complete with built-in robe and ensuite.

There's room for everyone with multiple living spaces including a formal lounge for quiet evenings, a light-filled open plan kitchen plus a dining and family area for everyday living.

The heart of the home is the open kitchen and family zone, which flows effortlessly to the covered entertaining deck area. It's an inviting space where barbecues and relaxed weekend gatherings will be enjoyed all year round.

Freshly painted throughout and with new carpet installed, this home is ready to move into and be enjoyed or to be rented as an investment property.

4  2  2 

**FOR SALE**

Price Guide \$930,000

**VIEW**

Sat 13th Jun @ 10:00AM - 10:30AM

**AGENTS**

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**AGENCY**

LJ Hooker Wyong

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 **LJ Hooker**

Perfectly positioned, this property is just minutes drive to Wyong town centre, train station or even Westfield Tuggerah and the M1 Motorway plus only a short drive to pristine local beaches.

Whether you're upsizing, buying your first home, or securing a smart investment, this inviting residence delivers an enviable lifestyle in one of the Central Coast's most convenient and family-friendly locations.

#### Property Highlights:

- Split level brick home positioned in a highly sought after street
- Freshly painted interior throughout
- Brand new carpet
- Multiple Living Areas
- Covered entertaining deck
- Double garage

#### Key Features:

- " Council Rates —approximately \$1,450 per annum
- Water Rates - approximately \$1,185 per annum

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#### MORE DETAILS

Property ID	15PXFNA
Property Type	House
Land Area	618 m2

#### David Peters 0409 655 975

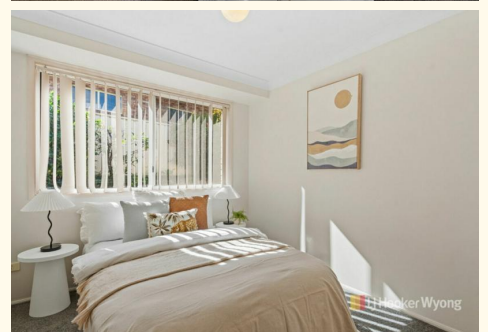
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Internal 124m<sup>2</sup> External 30m<sup>2</sup>

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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.