



27 Helena Street, Wellington Point

## Sold By Karen Renouf

Ideally located in prestigious Sovereign Waters and only steps from the waterfront, shops and restaurants at Wellington Point village centre this large home offers generous multiple living spaces ideally suited to a family on a 703m<sup>2</sup> block with generous side access.

The upstairs deck captures the bay breezes and flows from the open plan living, dining and kitchen. This property is perfect for entertaining family and friends and will suit families looking for some separation. Located in the most sought-after neighbourhood this home is one to inspect.

- Open plan living, dining and kitchen at the heart of the home flowing onto the upstairs deck.
- Separate media or lounge plus large family/rumpus room with kitchenette opening onto the back garden.
- Kitchen at the heart of the home with large island bench, walk in pantry, water filter, electric cook-top, oven and dishwasher.
- Large master bedroom with walk-in robe and ensuite.
- 3 other large bedrooms downstairs plus 1 additional bedroom upstairs - all with built in robes.
- Family bathroom with shower, bath, vanity and separate toilet and vanity.
- 3rd toilet with vanity.
- Separate laundry.

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.

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### FOR SALE

Please Call

### AGENTS

Karen Renouf  
0413 473 461  
krenouf@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500



- Extras include fans, security screens, alarm system and video cameras, generous storage including 2 large linen cupboards.
- 2 car garage with workshop area and storage cupboard plus heaps of off-street parking.
- " Fully fenced back yard 703m2 block with low maintenance, private garden —plenty of room for a pool.
- " Dream location —stroll to the water's edge, the cafes, restaurants and shops at Wellington Point village and local schools. Close to transport links including the train and main shopping centre.

Call now to book your inspection —be the first in line!

## MORE DETAILS

Property ID	BU2VF2S
Property Type	House
Land Area	703 m2
Including	Deck

### Karen Renouf 0413 473 461

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Total Approx Floor Area: 342m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

*Team Renouf* **LJ Hooker**  
Property Centre

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**LJ Hooker**