

4 Wharf Street, Wyee Point

## Space, Convenience & Rare Dual Street Frontage

Perfectly positioned just moments from beautiful Lake Macquarie & the popular Wyee Point Reserve playground, this well-maintained single level brick home offers the ideal blend of comfort, convenience, & low-maintenance family living.

Designed with space & functionality in mind, the home features a generous master bedroom complete with ensuite, while the remaining 3 bedrooms include built-in wardrobes for practical everyday living.

Offering multiple living zones, you'll enjoy a formal lounge & separate formal dining area, along with an air-conditioned family room perfect for relaxed gatherings. At the heart of the home, the well-appointed kitchen boasts quality Miele appliances & a walk-in pantry for added storage & convenience.

Additional features include an internal laundry with a 3rd toilet, double lock-up garage, & the bonus of rear access via Bay Street to a carport plus an additional single garage—ideal for extra vehicles, a workshop, boat, or trailer.

Step outside to a covered entertaining area overlooking the level

4 2 4

### FOR SALE

Just Listed

### VIEW

Sat 27th Jun @ 10:00AM - 10:30AM

### AGENTS

Kimberly Bell

0410 437 031

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### AGENCY

LJ Hooker Budgewoi | Toukley

(02) 4390 5555

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LJ Hooker

grassed yard, creating the perfect setting for kids, pets, or weekend entertaining.

Set on a desirable block with dual street access, this is an exceptional opportunity to secure easy-care living in a sought-after lakeside location.

Moments to Lake Macquarie & Wyee Point Reserve playground

Master bedroom with private ensuite

Built-in robes to 3 remaining bedrooms

Formal lounge & separate formal dining room

- conditioned for everyday comfort

Well-appointed kitchen with walk-in pantry & quality Miele appliances

Double lock-up garage

Rear access via Bay Street to carport plus additional single garage

Close to local boat ramp, schools, shops & M1 motorway access

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## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | NQ6HPC               |
| Property Type | House                |
| Land Area     | 607 m2               |
| Including     | Air Conditioning     |
|               | Toilets (3)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |

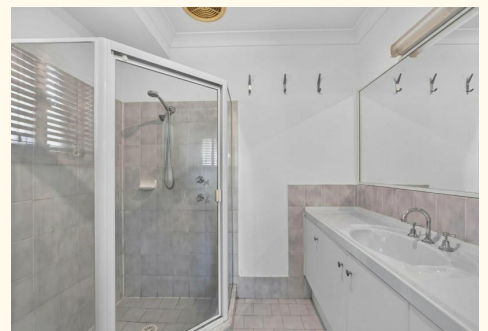
**Kimberly Bell 0410 437 031**

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FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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