



1 Katelyn Drive, Wynyard




UNDER CONTRACT!!

SPACIOUS FAMILY RETREAT..... with exceptional entertaining areas.

Designed for comfort, flexibility and family living, this impressive 4 bedroom, 3 bathroom home presents multiple indoor and outdoor entertaining zones. A fully enclosed children's play area - perfect for a growing family or couples seeking generous space completes this home.

Featuring a well considered expansive floor plan, the home offers a beautifully appointed kitchen with abundant storage and updated appliances, ideal for those who love to cook and entertain. On the lower level, you'll find one of the four bedrooms as well as a selection of living spaces. A large family room, a separate sitting room and a superb under cover alfresco area complete with a built-in BBQ kitchen. This inviting zone opens directly to the secure backyard, ensuring effortless year-round hosting and relaxation.

A curved feature staircase highlighted by a statement chandelier and complemented by a recently installed RESiLIFT, leads you to the upper level where the remaining three bedrooms are located. The master suite boasts a generous walk-in robe and a tastefully remodelled ensuite, while the other bedrooms are serviced by a

4  3  4 

FOR SALE
OFFERS OVER \$966,000

AGENTS

Keryn Newman
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AGENCY

LJ Hooker Wynyard
(03) 6442 3477

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.



stylish family bathroom.

Additional highlights include:

- Walk-through RESiLIFT (recently installed)
- As new Fujitsu reverse-cycle air conditioning for year round comfort.
- Ample off street parking
- Cantilever electric gate
- Double garage with storage room and internal access
- 9m x 7.7m colorbond shed with toilet and a 3.0m roller door clearance (constructed mid 2024)
- Spacious laundry and excellent storage throughout
- Easy care gardens with pop-up sprinkler system
- Quality construction (built in 2008)
- 900m²; block offering plenty of space for the whole family

Fantastic location - just 15 minutes to Burnie, a scenic 15 minute walk along the track to Wynyard and only a 10 minute drive to beautiful Boat Harbour Beach.

Contact Keryn to arrange a private inspection.

- *** The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates ****

MORE DETAILS

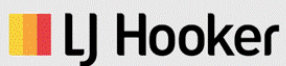
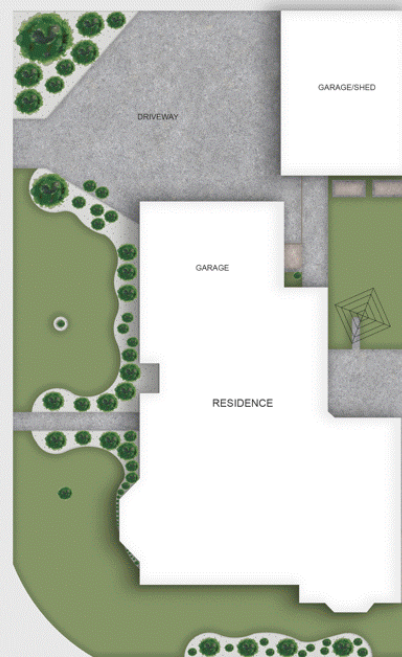
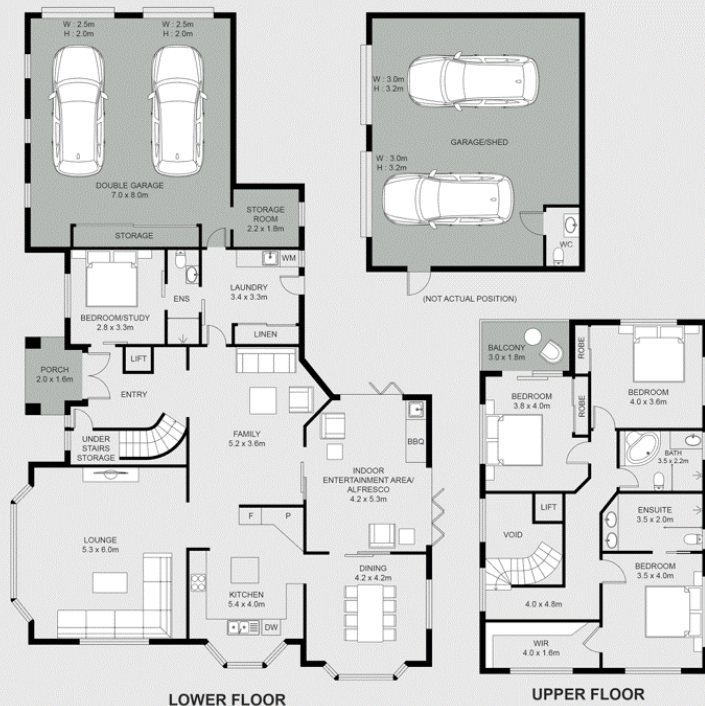
Property ID	K2HFD3
Property Type	House
Land Area	900 m ²
Including	Toilets (3)

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This floor-plan is a guide for marketing use only. Dimensions and square metre measurements are approximate.
 Internal Size: 240m² | Garage/Shed: 112m² | Balcony/Porch: 10m² | Total Size: 362m²

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