



11 Houston Court, Wynyard

## UNDER CONTRACT!

### CHARMING & AFFORDABLE FAMILY HOME!




This beautifully presented property is packed with charm, comfort and convenience. An opportunity you won't want to miss.

Positioned in a quiet family friendly street close to the High School and within walking distance to the supermarket and everyday conveniences. This home offers the perfect combination of location and lifestyle.

Built in 1975, this well maintained brick veneer home with a tiled roof features:

- Modern renovated kitchen with quality finishes
- Stylishly updated bathroom and laundry
- 3 bedrooms all with built-in wardrobes
- Light filled open plan living area with reverse cycle air conditioning
- Separate study - ideal for working from home or extra storage
- Double glazed windows
- Low maintenance yard with colorbond fencing and a carport
- Rental appraisal - Approx \$450 per week

Well presented both inside and out, this home is perfect for first home buyers, families or investors seeking excellent value in a sought after location. Be quick.... homes like this don't last long.

3  1  1 

### FOR SALE

Please Call

### AGENTS

Keryn Newman  
0427 539 989  
knewman.wynyard@ljhooker.com.au

### 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.



Contact Keryn today to arrange an 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	K5MFD3
Property Type	House
House Size	117 m2
Land Area	556 m2
Including	Toilets (1)

**Keryn Newman 0427 539 989**

Real Estate Agent | [knewman.wynyard@ljhooker.com.au](mailto:knewman.wynyard@ljhooker.com.au)

**LJ Hooker Wynyard (03) 6442 3477**



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**TOTAL: 115 m<sup>2</sup>**  
 1st floor: 115 m<sup>2</sup>  
 EXCLUDED AREAS: CARPORT: 16 m<sup>2</sup>, PORCH: 11 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>  
 MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **115 m<sup>2</sup>**  
 Land size: **558 m<sup>2</sup>**

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