



133 Inglis Street, Wynyard

## A TRUE SURPRISE PACKAGE!

This solid 1975 brick veneer home delivers far more than meets the eye!

Well-presented and low maintenance, the main residence offers comfortable, modern living with two bedrooms (both with built-ins), a stylish updated kitchen featuring quality appliances, and the convenience of reverse cycle air conditioning for year-round comfort plus energy saving solar panel system.

Step outside and the surprises continue&hellip; The large 8.9m x 8.5m garage has been transformed with it's own bathroom, additional storage rooms, a wood heater and reverse cycle air conditioning for convenience &mdash; ideal as a rumpus room, workshop, studio, or impressive entertaining zone perfect for extended family.

### Property Features:

- Modern kitchen with Granite benchtops, dishwasher and ample storage
- Open plan living space with sunroom
- Two good size bedrooms with built ins
- Reverse cycle heating and quality flooring throughout
- Bathroom with vanity, bath and shower

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### FOR SALE

Offers Over \$549,000

### VIEW

By Appointment

### AGENTS

Theresa Button  
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Keryn Newman  
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### AGENCY

LJ Hooker Wynyard  
(03) 6442 3477

- Laundry with separate toilet
- Lawn locker and woodshed
- Double garage with extra storage/workshop areas
- Flat yard with established low maintenance garden
- Solar system and aluminium windows
- Bus stop is located out the front of the property

Further information:

Building Size: 129 sqm (approx.)

Land Size: 769 sqm (approx.)

Built: 1975 (approx.)

Council Rates: \$1,800 P/A (approx.)

Water Rates: \$320 P/A (approx.)

Rental potential \$ 420 P/W (approx.)

Contact Theresa or Keryn to arrange a private inspection today!

- \*\*\* 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	K3XFD3
Property Type	House
House Size	100 m <sup>2</sup>
Land Area	726 m <sup>2</sup>
Including	Toilets (2)



**Theresa Button 0419 395 274**

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**TOTAL: 131 m<sup>2</sup>**  
 1st floor: 131 m<sup>2</sup>  
 EXCLUDED AREAS: UNDEFINED: 4 m<sup>2</sup>, STORAGE: 13 m<sup>2</sup>, GARAGE: 42 m<sup>2</sup>,  
 PORCH: 13 m<sup>2</sup>, PATIO: 56 m<sup>2</sup>, WALLS: 16 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Floor area: 131 m<sup>2</sup>**  
 **Land size: 769 m<sup>2</sup>**