

219 Reservoir Drive, Wynyard

## "Grandiflora"

This beautiful property is located minutes from the township of Wynyard set on over 2.7 acres (approx. 1.111ha) and yet tucked away behind a private garden. Be the envy of your friends and family, it is a sanctuary that is admired and enjoyed by many.

The brick veneer home (built in 1973) itself is warm, inviting and immaculately maintained, featuring:

Two separate living areas, ideal for families or those who love to entertain

- Modern new kitchen with quality appliances, including soft-close cabinetry
- A fantastic sunroom, the perfect place to relax
- Four bedrooms, all with built-in wardrobes
- A recently renovated bathroom with walk-in shower and stunning freestanding bath
- Dual heating options including a near-new wood heater, reverse cycle air conditioning, and ducted transfer system
- Double-glazed windows
- Solar panels to help keep power costs to a minimum
- Undercover entertainment deck
- Two-vehicle garage plus a large workshop, ideal for the handyman
- Multiple additional sheds and storage areas
- Mains water connection plus a domestic pump system (from the

4 1 2

### FOR SALE

Offers Over \$890,000

### VIEW

By Appointment

### 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.





- creek) dedicated to the garden
- Rare frontage onto Camp Creek along the eastern boundary

A stone's throw from the township of Wynyard and Burnie/Wynyard Airport, with daily Qantas and Rex flights. Renowned for its impressive and extensive collection of rare and collectable Camellia species and hybrids, this is a truly one-of-a-kind offering. Offering a unique combination of location, lifestyle & privacy, opportunities like this are exceptionally rare and this truly special property is sure to attract lots of interest.

Contact Keryn today 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	K3RFD3
Property Type	House
Land Area	1.11 hectare

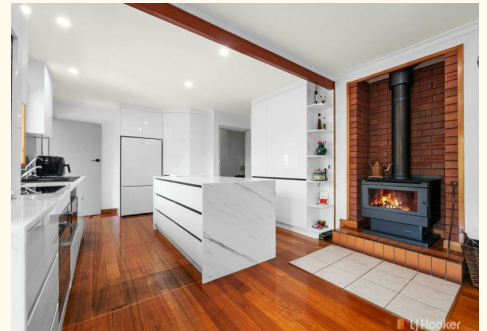
**Keryn Newman 0427 539 989**

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**TOTAL: 189 m<sup>2</sup>**

**1st floor: 189 m<sup>2</sup>**

**EXCLUDED AREAS: GARAGE: 37 m<sup>2</sup>, TOILET: 2 m<sup>2</sup>, WORKSHOP: 32 m<sup>2</sup>,**


**SHED: 10 m<sup>2</sup>, COVERED DECK: 27 m<sup>2</sup>, DECK: 26 m<sup>2</sup>,**


**COVERED PATIO: 7 m<sup>2</sup>, PATIO: 53 m<sup>2</sup>, PORCH: 25 m<sup>2</sup>,**

**DRIVEWAY: 63 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>, WALLS: 21 m<sup>2</sup>**

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



 Floor area: **189 m<sup>2</sup>**

 Land size: **1.11 ha**