

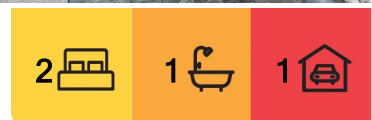
## Wynyard, 29 York Street

### UNDER CONTRACT!

This sun filled home is located in a popular Wynyard subdivision, amongst quality homes with a friendly neighbourhood feel. Low maintenance inside and out and still plenty of room to add a garage/man cave (STCA). This property would be ideal for those looking to downsize but still want the extra space in the yard.

#### Property Features:

- \* Open plan Kitchen and dining with servery.
- \* Main bedroom with built ins
- \* Large 2nd bedroom
- \* Daikin reverse-cycle air conditioning
- \* Low maintenance Colorbond home
- \* Secure fully fenced backyard
- \* Carport plus garden shed



**For Sale**  
Offers Over \$425,000

**View**  
[ljhooker.com.au/JVGFD3](http://ljhooker.com.au/JVGFD3)

**Contact**  
**Theresa Button**  
0419 395 274  
[tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)



**Disclaimer:** 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.

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



House size: 87 sqm (Approx.)  
 Land size: 701 sqm(Approx.)  
 Build Year : 2011  
 Water Rates: \$ 330 p/q (Approx.)  
 Council Rates:\$ 1,430 p/a (approx.)  
 Rental expectancy: \$350 - \$360 p/w

For more information or to arrange a personal inspection please contact Theresa

\*\*\*\* 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 About this Property

<b>Property ID</b>	JVGFD3
<b>Property Type</b>	House
<b>House Size</b>	87 m2
<b>Land Area</b>	701 m2
<b>Including</b>	Air Conditioning Secure Parking

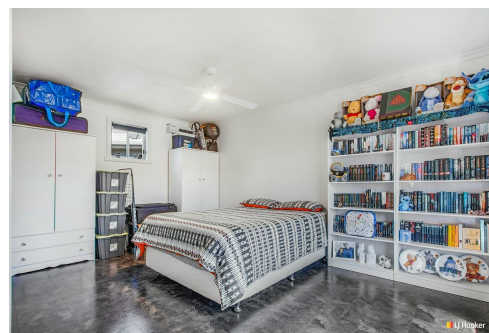
**Theresa Button 0419 395 274**

Sales Consultant | [tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

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