

## Wynyard, 43 Inglis Street

UNDER CONTRACT

When character and charm meets a splash of modern, you achieve a low maintenance home. Pair that with a convenient location and you are presented with one of Wynyard's perfect packages.

With so much to offer this beautifully presented home is sure to tick all the boxes and more. With a rental appraisal upwards of \$450 p/w investors it could be your set and forget.

Welcome home:

- Large living space with timber floors
- Feature paneling/cabinetry adds to the homes warm character
- Kitchen with stainless appliances and good storage
- 900mm oven with gas cooktop
- Reverse cycle heating .
- Generously sized dining/sunroom overlooking the backyard



**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.



**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/JMZFD3](http://ljhooker.com.au/JMZFD3)

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

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

- 3 good size bedrooms one with built-in wardrobe
- Newly renovated bathroom with walk in shower
- Separate toilet
- New quality carpet and day/night blinds throughout

Your outdoor area:

- Low maintenance yard with fruit trees
- Stunning and productive hot house and veggie patch
- Low maintenance cladding and aluminum windows
- Colorbond fencing with secure backyard
- 6x6m garage with electric roller door and side door access

Conveniences:

- Access ramp to the home
- A few minutes drive to the Burnie/Wynyard Airport
- Close to supermarket & schools

For more information contact Theresa today on 0419 395 274

House size: 121 sqm (Approx.)

Land size: 537sqm(Approx.)

Shed: 6m x 6m

Water Rates: \$250p/q (Approx.)

Council Rates:\$1,350p/a (approx.)

\*\*\*\* 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>	JMZFD3
<b>Property Type</b>	House
<b>House Size</b>	121 m <sup>2</sup>
<b>Land Area</b>	537 m <sup>2</sup>

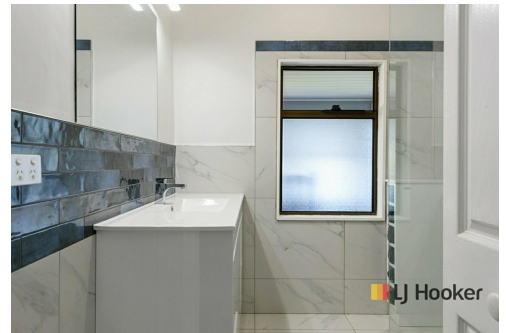
**Theresa Button 0419 395 274**

Sales Consultant | tbutton.wynyard@ljhooker.com.au

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