



5 Sunset Avenue, Wynyard




## UNDER CONTRACT!

**BE QUICK - QUALITY HOME - QUIET SETTING!**

Feel instantly at home as you arrive at 5 Sunset Avenue. Packed with potential, this solid brick veneer home is an excellent option for first home buyers, investors, or those seeking a comfortable retirement haven. Located in a quiet no-through street in a welcoming area, the home offers three spacious bedrooms and a neutral colour scheme throughout, providing a light, welcoming canvas to personalise and make your own.

Property Details:

- Open plan kitchen with great storage and functional workspace
- Sunny lounge with undercover verandah access
- Large main bedroom with built ins
- Generously sized 2nd and 3rd bedrooms
- 4th bedroom/ office with external access
- Bathroom with large walk in shower
- Separate toilet and separate laundry
- Reverse cycle heating and hot water cylinder replaced 18 months ago
- Aluminium Windows
- Tandem drive through double garage
- Well established low maintenance gardens
- Secure and private backyard

4  1  2 

**FOR SALE**

Please Call

**AGENTS**

Theresa Button

0419 395 274

tbutton.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.

 **LJ Hooker**

**Further Details:**

Rental Expectancy: \$460 - \$480 P/W (approx.)

Built: 1978 (approx.)

Building Size: 147 sqm (approx.)

Land Size: 907sqm (approx.)

Council Rates: \$1,750 P/A (approx.)

Water Rates: \$350 P/A (approx.)

For more information Please contact Theresa 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   | K2SFD3   |
| Property Type | House  |
| Land Area     | 907 m2   |
| Including     | Air Conditioning<br>Toilets (1)<br>Built-in-Robes<br>Remote Garage<br>Office |

**Theresa Button 0419 395 274**

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

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

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1st floor: 129 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, PORCH: 18 m<sup>2</sup>, PATIO: 15 m<sup>2</sup>,  
 UNDEFINED: 4 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **147 m<sup>2</sup>**  
 Land size: **907 m<sup>2</sup>**

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