



8 Ward Street, Wynyard

UNDER CONTRACT!!

SURPRISE PACKAGE - LOTS TO OFFER!

Positioned in a quiet culdesac in a highly sought after location. This neat, tidy and well maintained home offers an outstanding opportunity for first home buyers, downsizers or savvy investors alike.

This well presented three bedroom residence delivers comfortable, easy living just a short stroll from local schools, town centre and everyday conveniences. The light filled living area flows seamlessly onto a fantastic deck, creating the perfect space to relax or entertain while enjoying views over the backyard.




The well appointed kitchen is designed with practicality in mind, complete with a walk in pantry. Outside the fully fenced yard provides a safe and spacious environment for children and pets to enjoy.

Additional features include a double carport and a versatile workshop/garage equipped with a woodheater—ideal for hobbyists or extra storage.

Offering a superb lifestyle in a peaceful setting, this is a property not to be missed.

- Well presented home in a quiet cul de sac

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.

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FOR SALE
UNDER CONTRACT

AGENTS

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AGENCY

LJ Hooker Wynyard
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 **LJ Hooker**

- Low maintenance cladding with aluminium windows
- Three bedrooms with built in wardrobes
- Reverse cycle air conditioning for year round comfort
- Double carport, garage/workshop + storage shed
- Built in 1966 on a generous 835m²; (approx.) allotment
- Investors - Rental Appraisal - Approx \$450 per week*

- *** 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	K4YFD3
Property Type	House
House Size	92 m ²
Land Area	835 m ²
Including	Toilets (1)

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TOTAL: 86 m²

1st floor: 86 m²

EXCLUDED AREAS: GARAGE/STORAGE: 13 m², GARAGE: 41 m², CARPORT: 56 m²,
DECK: 41 m², PORCH: 3 m², WALLS: 13 m²

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



 Floor area: **86 m²**

 Land size: **834 m²**