



9 York Court, Wynyard




## UNDER CONTRACT!

STYLISH SUN FILLED HOME!

There's a lot to love about this stylish, sun-filled home. Tucked away in a quiet cul-de-sac surrounded by quality homes, it offers a wonderful sense of community and convenience. The modern kitchen sits at the heart of the home, flowing seamlessly to the open-plan dining and living area. A smart floorplan keeps the additional bedrooms and main bathroom separate from the living zone, while a light-filled sunroom adds the perfect extra space to relax or unwind. Outside, the low-maintenance, secure yard provides peace of mind and the ideal spot for enjoying the sunshine with family, fur babies and friends.

What makes this home special:

- Modern Kitchen with ceramic cooktop, wall oven, pantry and breakfast bar
- Open plan living with ample dining space
- Large main bathroom with separate bath and shower
- Master bedroom with his and hers wardrobes and ensuite
- Good size bedrooms all with built ins
- Laundry with storage and garage access
- Single garage with drive through access to the backyard and internal access

3  2  1 

**FOR SALE**  
\$550,000

### 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**

- Low maintenance secure back yard with garden shed
- Reverse cycle heat pump

Please contact Theresa today for a private inspection or for more information

More Details:

House size: 138 sqm (Approx.)

Land size: 549 sqm(Approx.)

Rates: \$ 1,550 (Approx.)

Built: 2008

Construction: Brick Veneer

- \*\*\* 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	K21FD3
Property Type	House
House Size	138 m2
Land Area	549 m2
Including	Air Conditioning Toilets (2) Built-in-Robes Secure Parking Remote Garage Sun room Low Maintenance Secure Back Yard

**Theresa Button 0419 395 274**

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

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

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MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 Floor area: **162 m<sup>2</sup>**  
 Land size: **549 m<sup>2</sup>**

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