



21 Valley View Road, Wyoming

## **SOLD! Under the Hammer by Nicholas Cusick 0419 436 679**

Positioned on a sundrenched 634sqm block, awaits this older style family home that is seeking its new owners.




In original condition, the property is perfect for those seeking a challenge and are eager to start their next renovation project!

Offering opportunities to add value in the future with minor renovations, the home features:

- Lounge room and separate dining area
- Original kitchen with adjoining laundry room
- Four bedrooms all with built in robes
- Main family bathroom with separate toilet and linen press
- Covered, front patio
- Fully fenced backyard
- Large double garage with second bathroom and off-street parking

This property is located for ultimate convenience, with great schools and bus stop, close by. Also being a short drive to local train stations, Wyoming shopping plaza, medical facilities, and Gosford CBD. Those needing to commute will appreciate the close proximity to the M1 Motorway with easy access to Sydney and Newcastle.

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**  
Auction

### **AGENTS**

Nicholas Cusick  
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Brioney Messina  
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### **AGENCY**

LJ Hooker East Gosford  
(02) 4322 5522

 **LJ Hooker**

Restore this golden oldie, contact Nicholas Cusick for more information 0419 436 679.

Council Rates: \$1,758.35pa approx.  
Water Rates: \$1,100.48pa approx. + usage

### MORE DETAILS

Property ID	875GQR
Property Type	House
Land Area	634 m2
Including	Close to Schools Close to Shops Close to Transport

**Nicholas Cusick 0419 436 679**

Company Principal - Licensee in Charge |  
ncusick.gosford@ljhooker.com.au

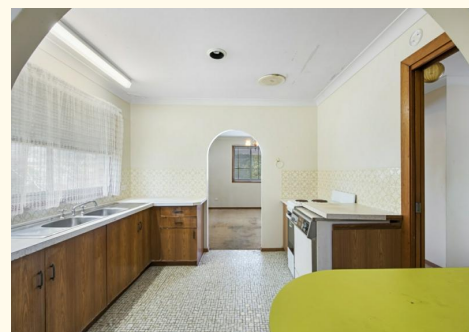
**Brioney Messina 0414 257 178**

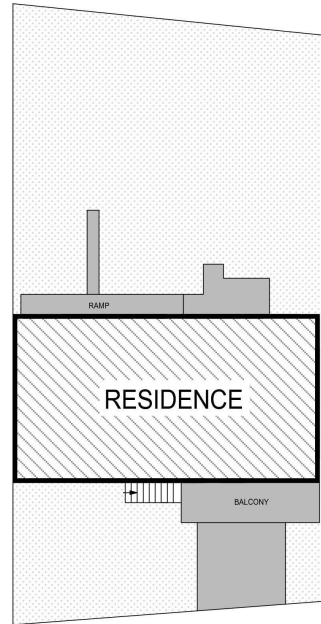
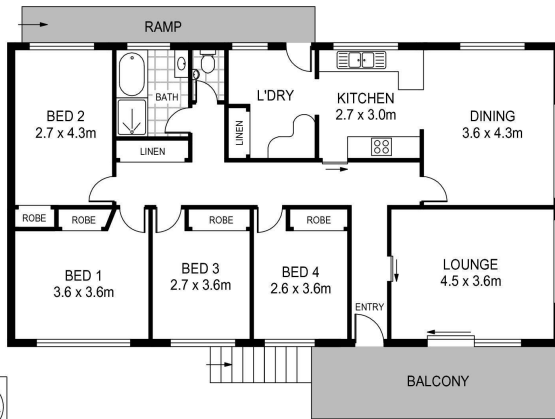
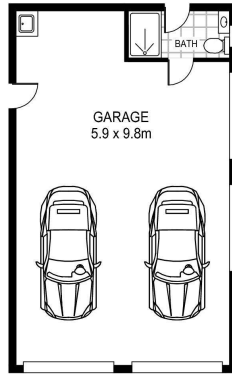
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 128m<sup>2</sup>  
GARAGE : 58m<sup>2</sup>

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