



5 Haynes Street, Wyoming

## Ideal as a First Home, Investment, or Downsizer in a Growing Suburb




Brimming with character, this ideal 3 bedroom home offers the perfect blend of charm and future potential. Positioned on a generous 499.5sqm block, this property provides a great opportunity for first home buyers, savvy investors, or downsizers looking for a peaceful lifestyle in a high growth suburb.

Step inside to discover a light filled, open plan living, dining, and kitchen area with timber flooring and leafy views. The original kitchen, bathroom, and laundry offer the perfect canvas for future enhancements. The fully fenced backyard is spacious and perfect for kids and pets and offers a blank backdrop to capitalize on it's potential.

### Key Features:

- Three bedrooms filled with natural light
- Open plan living, dining and kitchen with timber flooring
- Original kitchen with scope to update
- Functional external laundry with outdoor access
- Elevated rear entertaining deck with tranquil outlook

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

SOLD! Under the Hammer at Auction

### AGENTS

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### AGENCY

LJ Hooker East Gosford

(02) 4322 5522



- Low maintenance fully fenced back yard
- Lock up garage with a single carport
- Quiet and private setting on a 499.5sqm block

This home is comfortable and move in ready, while also offering exciting scope to renovate or extend and make it your own. A rare opportunity to secure space, privacy, and potential in a well connected and in demand location.

Close proximity to local schools, cafes, and public transport. A short drive will take you to Gosford CBD, Gosford waterfront, the iconic new play park, or the shopping mecca of Erina Fair. This home offers easy access to the M1 motorway, ideal for commuters either Sydney or Newcastle bound.

Council Rates: \$1,503.60pa approx.  
Water Rates: \$1,103.86pa approx. + usage

## MORE DETAILS

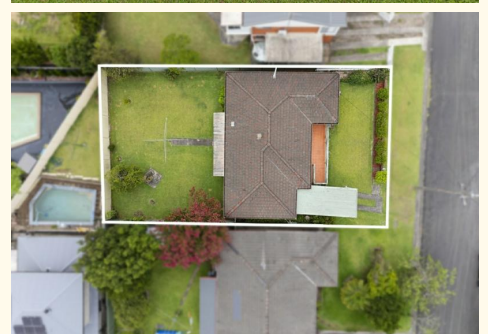
Property ID	882GQR
Property Type	House
Land Area	499.5 m2
Including	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Fenced Yard

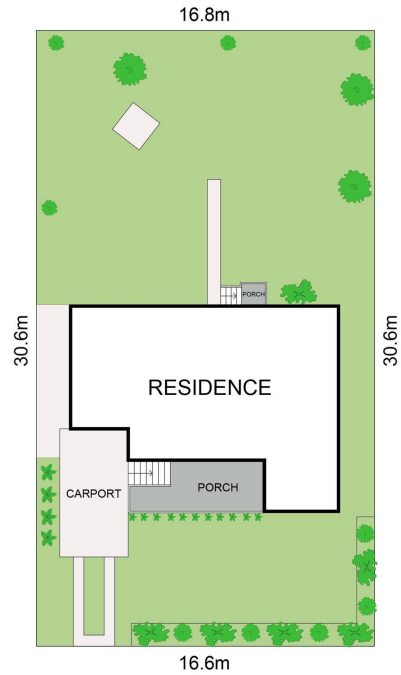
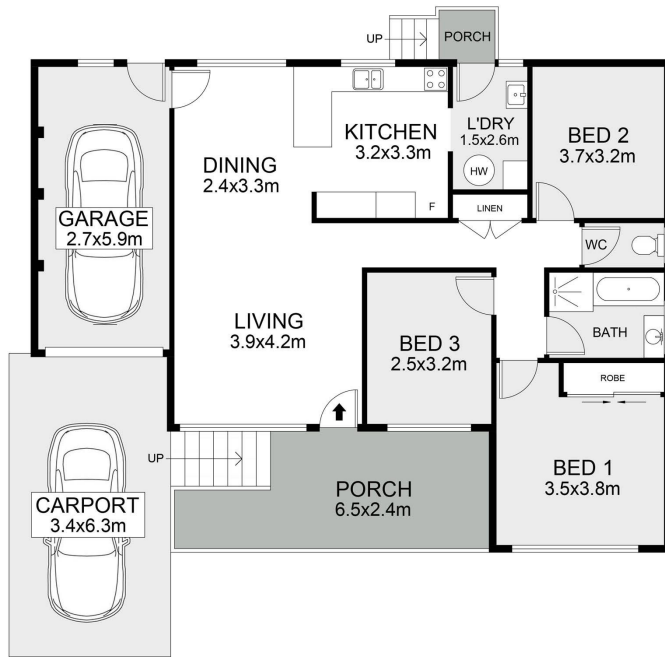
### Simon Hayes 0423 703 062

Licensed Real Estate Agent | shayes.eastgosford@ljhooker.com.au

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SITE PLAN

## 5 Haynes Street, Wyoming

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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INT: 103m<sup>2</sup>  
 EXT: 39m<sup>2</sup>

