



601 Pacific Highway, Wyoming

Located Close to Everything — Ideal First Home or Investment

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Brimming with warmth and timeless character, this charming 3 bedroom residence presents an exceptional opportunity to secure a home that is as inviting today as it is full of promise for tomorrow. Proudly positioned on a generous 574sqm elevated block, this property captures a sense of space, privacy, and possibility, perfect for first home buyers ready to begin their journey or savvy investors seeking future reward.

Step inside and be welcomed by a light-filled open plan living and dining complete with a combustion fire, where beautiful timber flooring adds natural warmth and a sense of homely comfort. The original timber kitchen, bathroom, and laundry remain neat and functional, while offering the ideal canvas for those with vision to modernise, enhance, and truly make the home their own.

With plenty of room for children and pets to play safely, plus a large shed for storage or hobbies, this is a yard designed for both enjoyment and practicality. A single carport and ample off-street parking complete the package.

Key Features:

- 3 bedrooms creating peaceful retreats
- Open plan living and dining with timber flooring

3 1 1

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Wyong
(02) 4353 2200

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

- Original kitchen with exciting scope to update and personalise
 - Low-maintenance backyard with large shed
 - Single carport plus abundant off-street parking
- Comfortable and ready to move into, this home also offers exciting potential to renovate, extend, or simply enjoy as is. Whether you are looking to create your dream home or secure a smart investment, the possibilities here are endless.

Ideally located in a well-connected and highly sought-after pocket, you'll enjoy close proximity to local schools, cafes, and public transport. Just minutes away, discover the vibrant Gosford CBD, the stunning waterfront, the iconic new play park, and the shopping and dining destination of Erina Fair. With easy access to the M1 Motorway, commuting to Sydney or Newcastle is effortless. This is more than just a home-it's a place filled with heart, opportunity, and a future waiting to be realised.

Key Details:

Council Rates —Approximately \$1,495 per annum

Water Rates - Approximately \$1,185 per annum

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, LJ Hooker Wyong does not make any representation as to the

MORE DETAILS

Property ID	15NNFNA
Property Type	House
Land Area	541 m2
Including	Dishwasher Floorboards Built-in-Robes Fully Fenced

David Peters 0409 655 975

Principal | L.R.E.A | dpeters.wyong@ljhooker.com.au

Lachlan Peters 0411 988 356

Sales Consultant L.R.E.A / Auctioneer |
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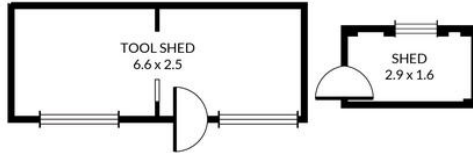
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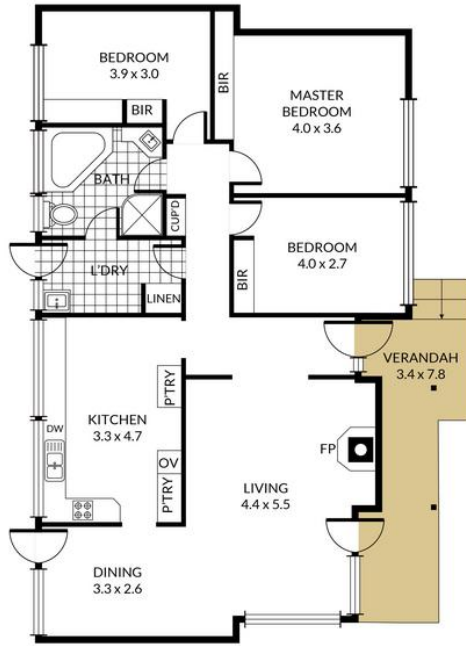
Internal 110m² External 33m² Total 144m²

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(NOT IN POSITION)



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.