



23A Pollock Avenue, Wyong

A Rare Lifestyle Offering Where Country Living Meets Town Convenience

Acreage tranquillity. Architectural character. Exceptional convenience.

Opportunities to secure a property offering genuine acreage living within minutes of a town centre are extraordinarily rare. Rarer still is finding one that combines approximately 2.1 acres of level, fully fenced land, a beautifully renovated four bedroom residence, a distinctive straw-bale living extension, resort-style outdoor entertaining, extensive garaging and outstanding proximity to Wyong's transport, sporting and recreational facilities.

Set in an exceptionally convenient position close to Wyong township and approximately 1 kilometre from Wyong Railway Station, this unique property allows you to enjoy the feeling of rural living while remaining connected to everything you need for everyday life.

The original residence has been extensively renovated and thoughtfully enhanced by a remarkable straw-bale extension, creating a home filled with warmth, character and individuality. Nestled towards one corner of the expansive parcel, the residence enjoys beautiful

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FOR SALE
\$2,050,000 to \$2,150,000

VIEW
Sat 31st Oct @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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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.



north-facing views across the property, best appreciated from the front balcony, the perfect setting for a morning coffee.

At the heart of the home is the extraordinary straw-bale extension designed around principles of natural insulation, thermal efficiency and sustainable construction.

The expansive open-plan kitchen, dining and living area provides the perfect gathering space for family and friends, complemented by a combustion fireplace that adds warmth and atmosphere on cooler evenings.

Glass and generous openings connect the living spaces with the outdoors, creating a wonderful sense of space and bringing the surrounding acreage into everyday life.

For summer enjoyment, the inground concrete plunge pool provides the perfect place to cool off, surrounded by travertine tiles.

- Four generous bedrooms, including a main bedroom with walk-in robe and ensuite
- Impressive kitchen with 900mm gas cooktop and oven
- Ducted air conditioning
- New architraves and shadow-line ceilings
- New carpet and flooring
- Beautifully appointed bathrooms featuring floor-to-ceiling tiling
- Heated bathroom floors and heated towel rails
- Four Car Garage with work bench area.
- 22 solar panels or approximately 7.9kW
- Four car carport
- Town services including being connected to the sewer via a rising main

Despite being connected to town water, the property also provides substantial additional water storage, including two 22,000-litre water tanks attached to the garage plus a 10,000-litre water tank attached to the separate carport.

Properties offering this level of space and individuality so close to town are exceptionally scarce.

Contact our office today to arrange your private inspection and experience first-hand why this truly is a rare-as-hen's-teeth opportunity.

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MORE DETAILS

Property ID	15VGFNA
Property Type	House
Land Area	8732 m2
Including	Pool
	Balcony
	Deck
	Dishwasher
	Workshop
	Built-in-Robes
	Fully Fenced
	Remote Garage

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