

## Wyong, 8 Riverview Drive

### Lovingly Cared for Family Home!

Situated opposite the river and ready to be occupied by its new owner, is this lovingly cared for family home.

Beyond the secure front entry and double lock up garage, you will immerse yourself in a sun-drenched private courtyard / patio, the ideal place to entertain or relax.

Inside comprises of:

- \* Large lounge and dining area, with air conditioning and Vulcan Oil heater.
- \* Kitchen with meals area.
- \* The main bedroom (with air conditioner) was originally two bedrooms and has been opened to allow for an oversized bedroom, capturing a river glimpse and features an adjoining ensuite plus built in robe.
- \* Second and third bedroom plus study area.
- \* Original main bathroom.



**Disclaimer:** 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**  
Please Call

**View**  
[ljhooker.com.au/W9MGJF](http://ljhooker.com.au/W9MGJF)

**Contact**  
**Justin Bond**  
0406 999 007  
[justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)  
**Belinda Bond**  
0400 544 557  
[belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

**LJ Hooker Tumby Umbi | Killarney  
Vale | Bateau Bay  
(02) 4389 1722**



- \* Internal laundry.

Outside you will find:

- \* Neat and tidy courtyard areas.
- \* Rear patio.
- \* Nice areas of lawn.
- \* Double street frontage.
- \* Sunny spot for the clothesline.
- \* Solar hot water system.

The location is tranquil, in a desirable street and within close proximity to Wyong Station, Kooindah Waters, restaurants, cafes, schools, shopping and more.

Be quick to call Justin or Belinda to inspect this home today!

Rates - \$1,384.47 p/a

Water - \$994.02 p/a

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

## More About this Property

Property ID	W9MGJF
Property Type	House
Land Area	556 m²

**Justin Bond 0406 999 007**

Principal - Licensee | [justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

**Belinda Bond 0400 544 557**

Principal - Licensee | [belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

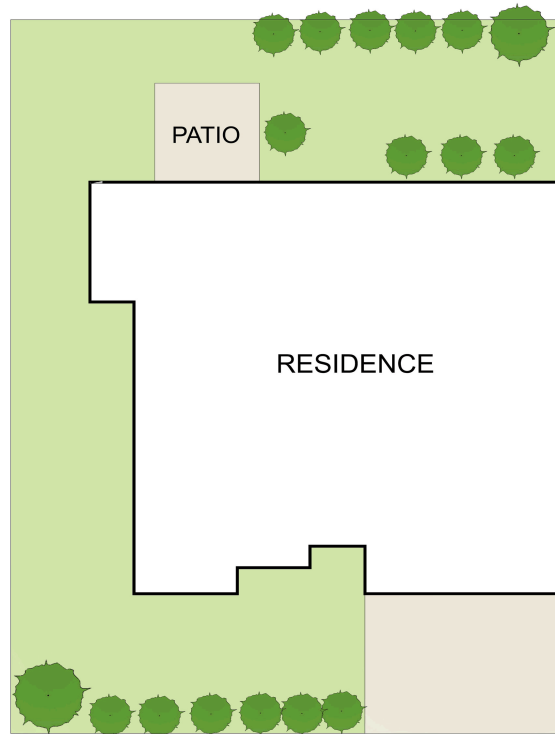
**LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722**

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SITE PLAN



0 1 2 3 4 5  
SCALE (METRES)

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 : 244m<sup>2</sup>  
EXT : 14m<sup>2</sup> NOT TO SCALE



## 8 Riverview Drive ,Wyong