

**1 Binya Avenue, Wyoming, NSW 2250**



**House For Sale**

Friday, 8 March 2024

1 Binya Avenue, Wyoming, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



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## For Sale - Contact Agent

Discover your home with this single-level, 3-bedroom prime residence. Nestled on a sprawling 708sqm block in a coveted pocket of Wyoming, this property is a rare find. The home's entire open-plan layout benefits from its northern orientation and expansive family living spaces, amplified by natural light, promise comfort and style at every turn. The superb sunlight bathes the impressive outdoor entertaining area, making it perfect for gatherings or quiet family moments. The modern bathroom and additional separate toilet cater effortlessly to busy mornings, while the reverse cycle air conditioning and combustion fireplace ensure year-round comfort. For those with a keen eye for detail, the detached double car lock-up garage, plus additional driveway parking for two cars, adds a layer of convenience and security. Living here means embracing the perfect balance of comfort and convenience.

- Single-level 3-bedroom light & bright home positioned on a 708sqm block in a sought-after pocket of Wyoming- Landscaped gardens with superb sunlight and impressive outdoor entertaining area- Detached double car lock up garage + additional 2 car parking on driveway- Expansive family living amplified by open-plan layout- The kitchen features stainless steel appliances & ample storage space- Modern bathroom & second separate toilet- Reverse cycle air conditioning which flows perfectly- Combustion fireplace ready for that cosy warmth on a cold night

**PARTICULARS:** Council Rates: \$1,720 approx. per annum Water Rates: \$866 approx. per annum E & OE. Please note that all information herein is gathered from sources we believe to be reliable; however, we cannot guarantee its accuracy, and interested parties should rely on their own enquiries.