

# 10 Joyce Avenue, Wyoming, NSW 2250

## Sold House

Tuesday, 5 September 2023

10 Joyce Avenue, Wyoming, NSW 2250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 493 m<sup>2</sup>

Type: House



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**\$801,000**

Light, bright, and breezy, with an incredibly welcoming ambience and panoramic valley views, this enticing property is ready and waiting to make a new family very happy! Perfectly set on the high side of a sought-after street, this beautifully maintained home is sparkling fresh and ready for you to move straight in, inviting you in via a full-length front deck to discover a spacious main living zone, sleek modern kitchen, and generously proportioned private quarters, along with a paved back patio and grassy backyard. This dream package is made even better with easy access to quality local schools and a diverse range of local shops and services, all set within a short 3-minute drive or 15-minute walk. Features:- Light-filled family home occupying a prime position within the sought-after Valley View enclave of Wyoming.- High set position drinking in immersive valley views across the tranquil local district through to the mountains beyond – an incredible outlook perfect to enjoy each sunset with your beverage of choice from the full-length front deck or the comfort of your lounge room.- Perfectly presented interiors combine a fresh neutral colour palette with glossy timber tones and an abundance of natural light throughout.- Spacious main living zone encompasses a large living room, sleek kitchen, and dining area before spilling out to a paved rear patio and fully fenced backyard. The perfect flow for carefree family living and effortless entertaining- Gourmet kitchen complete with sparkling Caesarstone countertops, tiled splashback, electric cooking facilities, and a Miele dishwasher, plus an ideal outlook across the backyard to keep an eye on everyone.- Three generously proportioned bedrooms (two with built-in robes) - each with picturesque, leafy valley or garden views.- Beautifully renovated family bathroom with floor-to-ceiling tiles, a rainwater shower, a statement freestanding tub, and a conveniently separate WC.- Single lock-up garage with remote access and bonus storage area. Extras include: tiered front gardens, split system air conditioning (lounge room), a good-sized laundry with storage space, and direct access to the backyard. There's never been a better time to own a slice of Wyoming. Perfectly poised for future growth, this scenic family-friendly suburb is topping the lists for a diverse range of buyers and investors – those who appreciate peace, privacy, and a full suite of local amenities, along with easy access to the magnificent beaches, bushwalks, and waterways on offer right across the Coast and a seamless connection through to Sydney via the M1 just minutes away. For further details or to book in your inspection, call Liz Jenkins today on 0422 920 390 or Georga Brown on 0401 374 681.