

# 12 Yowie Close, Bensville, NSW 2251



## Sold Acreage

Friday, 18 August 2023

12 Yowie Close, Bensville, NSW 2251

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: Acreage



Matthew Kidd  
0417230732



Tiffany Mooney  
0406398432

## Contact agent

Ideally located in a peaceful cul-de-sac location, here is a rare opportunity for those buyers looking for a tranquil rural lifestyle in a quiet yet convenient setting. Set on two and a half usable acres and bathed in full northern sun this expansive family home has been recently modernised and offers supreme space and privacy. Designed to capture a garden view from almost every window, the spacious single level home provides a large practical layout and offers plenty of space for the growing or extended family. - Generous formal lounge and dining room upon entry, plus large rumpus room with wet bar- Large family room plus separate dining room with fireplace off the kitchen- Well-appointed kitchen with stone and timber benches, gas cooking and dishwasher- Main bedroom features a built-in robe and newly renovated ensuite- Four further bedrooms all with built-in robes- Recently modernised main bathroom with double vanity and separate bath and shower- Renovated laundry with external access and plenty of storage, ducted vacuum system - Reverse cycle split system air conditioning and ceiling fans throughout- Large covered entertaining area overlooking the resort-style pool and park like acres- Near level acres, town water, sealed driveway, plenty of parking for boat, caravan or motorhome- Four car garage with third and fourth currently converted to a guest bedroom - Fully fenced with vehicle access to the entire property- Prime position, located close to pristine beaches, shops and schools- 17 minute drive to Woy Woy Station, 1 hr 24 mins to Sydney CBD- Pest & Building Report available - Contact Matthew on 0417 230 732 or via email [matthew.kidd@raywhite.com](mailto:matthew.kidd@raywhite.com)

**Key Details**  
Land size: Approx 2.5 acres  
Council rates: Approx \$3,645 p/a  
Water rates: Approx \$374 p/a  
Rental Estimate: Approx \$1,100 - \$1,200pw

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