

# 16 Macgregor Street, Wyoming, NSW 2250

## House For Sale

Thursday, 18 April 2024

16 Macgregor Street, Wyoming, NSW 2250

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Neil & Helena Mani

## Auction

Perfectly located in one of Wyoming's most sought-after pockets and offering a gorgeous leafy outlook and sun drenched aspect, this renovated four bedroom home is an appealing package. The inviting residence welcomes you into a warm living area that is peaceful and relaxed, leading through to a dedicated dining area, new gourmet kitchen, and expansive hardwood deck with tranquil valley views - the perfect place to entertain family and friends. Also on this level are three stylish bedrooms, new main bathroom, separate toilet and laundry. On the lower level, you'll find a second living area, study nook and the fourth bedroom with additional toilet. A bonus of another outdoor entertaining space, large fenced in yard and firepit area. Optimising privacy and space, this smart functioning home is ideal for the growing family and will appeal to buyers seeking comfort and convenience. The home comprises of:

- Fantastic family friendly living enhanced by a flowing floorplan seamlessly connecting indoor/outdoor living zones on both levels
- Four generously proportioned bedrooms - three with built in robes
- Chic family bathroom with floor-to-ceiling tiles, quality fixtures and separate toilet
- New Flooring & Freshly Painted
- Reverse Cycle Air Conditioning
- Second living area - a superb space for teens or extended family
- Additional toilet
- Fully fenced in yard for the convenience of children and pets
- Single lock up garage

A great property in a fantastic lifestyle location. Wyoming itself is a high-growth suburb experiencing hot demand from a wide range of buyers, with its leafy, tree-lined streets, selection of quality local schools, and perfect proximity to every suburban convenience. A short drive will take you to Gosford CBD, the waterfront and Erina Fair, whilst public transport and easy access to the M1 motorway are also ideal for commuters, either Sydney or Newcastle-bound. Call Neil & Helena Mani today to find out more, 0499 081 975. Notice: Whilst all care is taken by N & H Mani Pty Ltd ACN: 129 654 780 to provide correct information, this information is not tested for accuracy, currency, or completeness, and N & H Mani Pty Ltd makes no warranty or guarantee, whether express or implied as to the accuracy, currency, or completeness of the information and/or any representations made to you. You agree and accept that all information and any representations provided by N & H Mani Pty Ltd shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. You also accept and further agree that as an express condition of having access to, and use of this information and any representations made, you will make and only rely on your own enquiries and will seek and or obtain your own independent financial and legal advice. To the maximum extent permitted by law, N & H Mani Pty Ltd shall not be liable to you, or any other person for any direct, indirect, or consequential loss or damage of any kind whatsoever caused by the use of, or reliance upon, any information or representations contained herein. Bed: 4 Bath: 1 Car: 1 Agent: Neil & Helena Mani 0409 220 363