

29 Angus Avenue, Wyoming, NSW 2250

House For Sale

Thursday, 25 April 2024

29 Angus Avenue, Wyoming, NSW 2250

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 563 m2

Type: House



Neil & Helena Mani

For Sale

Nestled in the growing and tranquil neighbourhood of Wyoming, this family friendly, three-bedroom brick-and-tile house is a true gem. Single level, with high ceilings, floorboards, open plan living and sunroom, plus the bonus of a separate studio with bathroom - ideal for working from home, extended family or extra income. A fully fenced backyard completes this ideal family package, along with significant potential to further update and add serious value as you go. • Features: • Single-level brick and tile home perfectly set in a leafy, tree-lined caul-de-sac, just moments to a selection of quality shops, schools, parks, and playgrounds. • Wooden floors throughout • Large & light open-plan lounge/kitchen/dining area • Sunroom - great as a kids play area or office • Main bedroom with ensuite and sitting area • Two additional good-sized bedrooms (each with built-in robes). • Modern main bathroom • Air Conditioning • Private undercover entertaining area • Fully fenced backyard with plenty of space for kids and pets to play • Off-street parking for two vehicles (tandem carport) • Renovated studio with bathroom and laundry • Backyard currently divided in two (for the house and studio to have their own spaces) - with the option of removing divided colourbond fence to create an even bigger backyard for the house Wyoming is a popular suburb for families, investors and commuters, with properties in this area being highly sought after. The suburb offers a full suite of local facilities, with a range of shops, cafes, and supermarkets all down the road. Schools and public transport are close by, and easy access is available to the M1 motorway, placing Sydney and Newcastle within easy reach for commuters. This suburb has experienced strong capital growth making for an astute purchase. 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. House: Bed: 3 / Bath: 2 / Car: 1 Studio: Bed; 1 / Bath: 1 Agent: Neil & Helena Mani 0432 477 909