

# 11 Friendship Place, Watanobbi, NSW, 2259

## House For Sale

Tuesday, 6 August 2024

THE  
**HORNER**  
AGENCY

11 Friendship Place, Watanobbi, NSW, 2259

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Josh Horner

## Feel Happy on Friendship Place

Experience the epitome of spacious family living in this beautifully presented 4-bedroom home, perfectly situated on a flat 651sqm block in a tranquil cul-de-sac with the happiest of names that is "Friendship Place". Ideal for families, retirees, first home buyers, and investors alike, this single-level residence boasts an open, versatile floor plan that seamlessly extends to an enclosed outdoor entertaining space. Located in a private and highly sought-after street, this home offers a unique blend of space, convenience, and immaculate presentation.

### Property Highlights:

- **Renovated Ensuite and Main Bathroom:** Enjoy modern finishes and luxurious touches.
- **Carport:** Perfect for storing caravans, cars, boats, or trailers.
- **Double Lock-Up Garage:** Features internal access, with half currently set up as a home office space, ideal for home business opportunities.
- **Multiple Living Zones:** Versatile areas for relaxation and entertainment.
- **Large Sunroom:** Overlooks the fully fenced backyard, offering a serene retreat.
- **Main Bedroom:** Includes an ensuite and built-in robe for added convenience.
- **Ducted Air Conditioning and Ceiling Fans:** Ensures year-round comfort.
- **Well-Appointed Kitchen:** Boasts ample storage space.
- **Timber look Floorboards:** easy to maintain yet still stylish

### Location Benefits:

- **6 min drive to Wyong Train station, schools, shops, and local cafes.**
- **Under 10 min drive to Westfield Tuggerah, sporting facilities, Wyong hospital and the M1 Freeway both north and south.**