

**22 Wharf Street, Wye Point, NSW 2259**

wilson real estate

**House For Sale**

Thursday, 11 July 2024

22 Wharf Street, Wye Point, NSW 2259

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 607 m2**

**Type: House**



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## New to Market

Ideally positioned across the road from waterfront properties, 22 Wharf Street, Wyee Point, offers easy access to the water's edge, only 100 metres away, and a local boat ramp just 400 metres away. With water views from both levels, this solid, substantial family residence sits proudly on two titles with two street frontages and a highly desirable 4-bay shed. Daily living with no constraints! On the lower level, enjoy the open-plan kitchen, lounge, and dining area with an abundance of windows that allow for warm winter sun and cool summer lake breezes. Also on the lower level is the first of four bedrooms, with private access to one of the three bathrooms, which also services the main living area. Upstairs, there are three more generous bedrooms, all with built-ins. The master bedroom features an ensuite and direct access to the upper deck. The highlight of the upper level is the central oversized family room spilling onto the covered patio, which looks through the treetops and onto Wyee Bay. This home has seen significant improvements, including a new hot water system, new electric garage doors, regouted showers, new and repaired curtains, repaired roof tiles, replaced gutters, freshly painted exterior and interior, a new air conditioning system, and completely redone gardens. For those needing a shed, you will love the 6m x 6m machinery shed with generous height. There is also ample room to park a boat or caravan securely off the street. Offering many benefits to a wide range of buyers, we encourage you to contact Matthew Wilson or Tom Gregg 7 days a week for a suitable time to inspect or attend one of our scheduled open homes. Disclaimer: Every precaution has been taken to establish accuracy, but this does not constitute any representation by the owner or agent. While all care is taken to ensure otherwise, WilsonBritten Morisset does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and inquiries. All images are indicative of the property only, and inspections are recommended.