

**2B Murrawal Rd, Wyongah, NSW, 2259**



**House For Sale**

Wednesday, 31 July 2024

2B Murrawal Rd, Wyongah, NSW, 2259

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern, Family-Sized Lakeside Living - Unbeatable Value

Impeccably presented, modern family-sized living set in the perfect lakeside position. Generous proportions, designed to maximise privacy and stunning outlook to the beautiful nature surroundings. Light filled interiors, full of upgraded inclusions, spacious living & dining and huge eat-in kitchen. Impressive bedrooms, including a large master with its own ensuite, soaring ceilings & built-in-robos. Quality extras, upgraded timber flooring throughout, air-conditioning and new blinds. Exceptional alfresco entertaining, large timber deck & fully fenced, easy care yard with beautiful aspect to reserve land at the rear. Plenty of off street parking, large double carport & tonnes of room to store your boat or caravan. Seriously convenient, a stroll to lakefront & cyclepath, local shopping & Tuggerawong Public School, or a short drive to Wyong Hospital, major amenities, shopping, schools, surfing beaches and the M1. Unmatched value with a mix of size, quality and location ideally suited to first home buyers, downsizers or investors. Be quick or miss out!

- Large four bedroom design
- Stylish kitchen with stone benchtops & premium appliances
- Large step-in pantry
- Stunning main bedroom with ensuite & BIR
- Built-in robes to remaining bedrooms
- Large combined living & dining
- Modern main bathroom w. separate WC
- Huge covered alfresco, timber deck
- Air-conditioning
- Floating timber flooring throughout
- Upgraded block-out blinds
- Huge carport under main roofline
- Plenty of off-street parking for boat & caravan
- Fully fenced with Colorbond.
- Stroll to lakefront, cycleway, local shops & school
- Five minute drive to Wyong Hospital
- Moments to Public & Private schools
- Moments to major shopping
- Short drive to M1 access to Sydney & Newcastle

### Outgoings:

Land Rates: Approx \$1,220 p/annum

Water Service Charges: Approx \$865 p/annum

Land Area: Approx 531sqm