

**4/297A Henry Parry Drive, Wyoming, NSW 2250**

**ONE AGENCY**  
NEIL & HELENA MANI

**Townhouse For Sale**

Wednesday, 10 July 2024

4/297A Henry Parry Drive, Wyoming, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Neil & Helena Mani

## For Sale

Discover modern living with this beautifully presented three-bedroom townhouse, perfectly positioned within a sought-after complex in Wyoming. This property features a well-proportioned layout with light-filled interiors and seamless indoor-outdoor living, including a private, sunny, fully fenced courtyard ideal for entertaining or a safe play area for children and pets. The ground floor offers a stylishly renovated chef's kitchen with an island bench, gas stove, high-quality stainless steel appliances, and abundant storage. The open-plan kitchen, living, and dining areas flow effortlessly to the private courtyard with a covered paved area, lawn, and low-maintenance garden. Additionally, this level includes an internal laundry, powder room, storage cupboard, and a lock-up garage with an automatic door and internal access. The upper level boasts three spacious, well-lit bedrooms, two with built-in robes. The master bedroom includes a stylish ensuite, a generous walk-in wardrobe, and a private balcony overlooking the courtyard. This floor also features a large main bathroom with a corner spa and overhead shower, beautifully illuminated and adorned with sleek black fittings. Wyoming offers a central and convenient lifestyle with a blend of suburban tranquility and urban amenities. The area is well-served by public transport, reputable schools, and a variety of shops and restaurants. Residents enjoy a short, level stroll to Wyoming Shopping Centre and restaurants and easy access to medical facilities, Laycock Theatre, Gosford CBD, the train station, and the M1 Motorway for quick commutes to Sydney and beyond. Combining convenience, comfort, and style, this property is ideal for young families, first-time buyers, or investors seeking a high-demand rental property with excellent potential for capital growth. Property Features:

- Stylish finishes throughout, including contemporary timber flooring in bedrooms and main living areas
- Open-plan lounge, dining, and kitchen areas flowing to a private entertaining courtyard
- Large, modern chef's kitchen with an island bench, gas cooktop, and quality appliances, including dishwasher, large oven, and stainless steel sink
- Three spacious bedrooms, two with large built-in robes
- Master bedroom with generous walk-in wardrobe, reverse cycle air conditioner, private balcony, and ensuite
- Modern main bathroom with corner spa/shower and sleek black fittings; additional powder room downstairs
- Reverse cycle air conditioning in main living areas for year-round comfort
- Spacious and private fully fenced alfresco courtyard with covered paved area and low maintenance gardens
- Internal laundry
- Single remote control automatic garage with internal access
- Natural gas and hot water system
- Close to transport and bus links

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: 3Bath: 3Car: 1Agent: Neil & Helena Mani 0432 477 909