



34 Wyuna Avenue FRESHWATER, NSW 3 1 1

**Fantastic family home just a stroll to the Village and beaches**

Peacefully set on a sun drenched 550sqm parcel of level land, this single level family home is beautifully presented, yet ripe to add value and create your beachside dream. It is perfectly placed just a stroll to beaches, village and schools.

- Fresh neutral decor, high ceilings, generously proportioned
- Bright lounge and dining rooms, huge rumpus/billiards room
- Modern gas kitchen with granite benchtops, casual dining area
- Private tropical garden oasis, level lawn, established trees
- Sheltered wraparound deck ideal for alfresco entertaining
- All three generous double bedrooms feature built-in robes
- Two off street parking spaces include one undercover carport
- Gas barbecue outlet, ample storage, scope to build up (STCA)

**Price:** Price guide over \$1,100,000

**Stone Manly**

02 8962 2200



SITE PLAN (NOT TO SCALE)



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

34 Wyuna Avenue, Freshwater

**McGrath**