

## 5 Argyle Street, WATANOBBI, NSW 2259

### Neat, Modern and Peacefully Positioned

Nestled in a quiet and desirable pocket, this neat and tidy brick-and-tile home enjoys a unique advantage with a nature corridor directly across the road, offering a peaceful outlook, extra privacy and a sense of space rarely found at this price point. This property delivers exceptional value for first-home buyers, downsizers, and investors seeking a quality home in a convenient location.

Immaculately maintained throughout, the home features three comfortable bedrooms, each appointed with built-in wardrobes and ceiling fans. The main bedroom includes easy access to the stylish two-way bathroom for added convenience. The functional floor plan offers excellent separation of living zones, including a welcoming lounge room, with the dining area adjoining the kitchen.

Those who love to cook will appreciate the kitchen's generous bench space, abundant storage, and contemporary finishes. Warm floating floorboards grace the main living area, while split-system air conditioning ensures year-round comfort.

Outdoor living is well catered for with a private, fully fenced backyard. The 438sqm

**TYPE:** For Sale

**INTERNET ID:** 130P0106

**SALE DETAILS**

**New to Market**

**CONTACT DETAILS**

**Elders Real Estate Coast and Country**

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Wyong Creek, NSW  
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**Shaun Coffey**  
0417 400 556

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(approx.) block offers ample off-street parking, including a single garage with rear access plus valuable side access suitable for storing a boat, caravan, trailer or additional vehicles.

Property Features:

- Solid brick & tile construction
- Three carpeted bedrooms with built-ins & ceiling fans
- Main bedroom with access to a two-way bathroom
- Dining area off the kitchen with generous bench space
- Floating floorboards to lounge, tiled kitchen & dining
- Split-system air conditioning
- Single garage with rear access
- Side access ideal for boat or caravan storage
- Fully fenced 438sqm (approx.) block
- Elevated position with a peaceful outlook over a natural green corridor
- Internal laundry and low-maintenance yard
- Close to shops, schools, transport & M1 Motorway

For investors, the estimated rental return is approximately \$600 - \$650 per week, offering a strong yield in a high-interest locale.

This is a superb opportunity to secure a well-rounded, low-maintenance home in a quiet and convenient location. Whether you're entering the market, downsizing, or looking to build your investment portfolio, this property ticks all the right boxes.

Don't delay your inspection, contact Shaun Coffey or Tyler Doggett today.

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise Elders Coast and Country, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the

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property only.

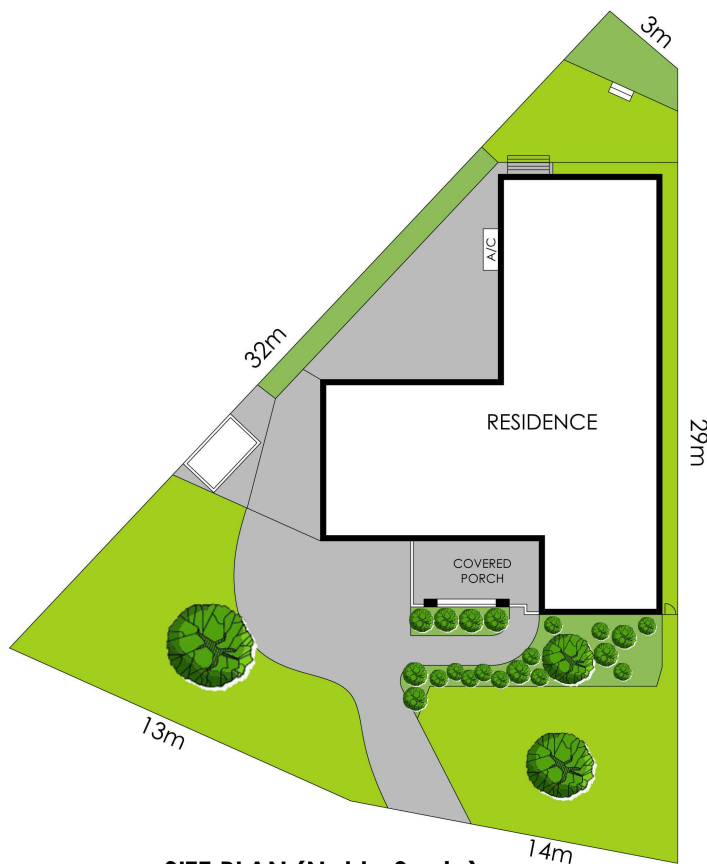
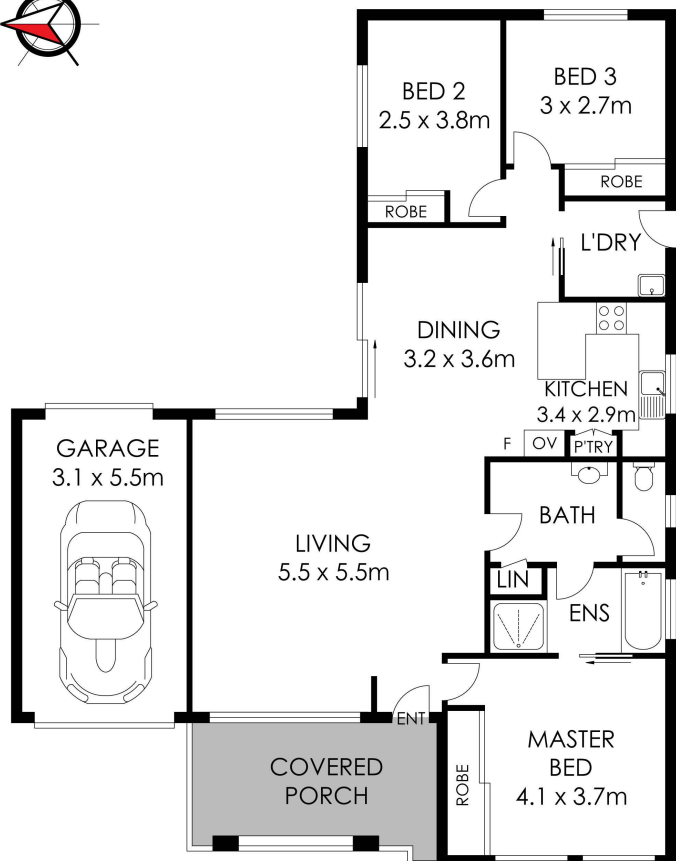
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 438.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage









SITE PLAN (Not to Scale)

## 5 ARGYLE STREET, WATANOBBI

Scale in Metres 0 1 2 3 4 5

3 Beds 2 Baths 1 Cars

All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

Internal Area: 120m<sup>2</sup>  
External Area: 11m<sup>2</sup>