

**36 Katelyn Dr, Wynyard, TAS, 7325**



**House For Sale**

Friday, 15 November 2024

36 Katelyn Dr, Wynyard, TAS, 7325

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Type: House**



Von Wright  
0364311595

## Lux Living

**\*\*CLICK ON THE VIDEO BUTTON TO WATCH A FULL HD VIDEO PRODUCTION OF THIS HOME\*\***

One viewing is all you will need to fall in love with this modern stylish residence, a true quality-built home that is sure to amaze! There is nothing out of place, this four bedroom home is absolutely immaculate in every way!

The clever, open plan living design is positioned at the rear of the home - assuring you peace, privacy, all day sun and where you can watch the children play freely in the backyard.

Standout features include an open plan, sleek kitchen with high-grade appliances and finishes including large oven, spacious dishwasher and solid hardwood timber floors.

This space flows seamlessly into the open dining and living area and out onto to the large undercover entertaining deck - perfect for entertaining all year round.

A spacious master bedroom that contains both a spacious and luxurious ensuite + a walk in wardrobe.

### Inside:

- Grand entrance with large hallway
- Stunning large kitchen with top appliances and a Caesarstone waterfall bench top
- Large electric oven and dishwasher + breakfast bar
- Dining area with glass sliding doors out onto to the undercover deck perfect for entertaining
- Spacious lounge with a built in Sony projector screen
- Four spacious bedrooms, all with built-in wardrobes
- Master bedroom with walk-in wardrobe, ensuite, walk-in shower and vanity. As well as sliding door access to undercover deck area
- Second living area would make a perfect kids' zone or guests' retreat
- Separate office/study room with ample shelf space
- Spacious main bathroom with his and hers sinks, bathtub and walk-in shower
- Separate toilet
- Light bright and neutral colours throughout
- Beautiful hardwood timber floors
- Lush carpet in all living spaces
- Rendered brick exterior and double glazed windows throughout
- Double garage with internal remote control access
- Oodles of storage or cupboard space

### Outside

- Whole exterior is painted modern tones
- Private and quiet, fully fenced backyard
- Stylish Colorbond fencing
- Parking pad perfect for caravan
- Ample off-street parking for guests
- Large deck perfect for entertaining family and friends
- The gardens are manicured beautifully, garden shed & veggie patch and Chinese toon tree
- Large separate shed with work shop benched, a party room or man/lady cave, toilet & wood heater
- This space is insulated and could easily be converted to a sleep out
- Just minutes to town, bush walking tracks nearby & easy access off the highway for work commutes
- Bus stop nearby for local buses and schools

Situated in a beautiful area of Wynyard, surrounded by stunningly built homes, with a country-like backdrop. Enjoy the peace and quiet at this gorgeous family home but with all the conveniences of town living. The property truly has it ALL.

Size: 257m<sup>2</sup> (approx.)

Land Size: 800m<sup>2</sup> (approx.)

Beds: 4

Baths: 2

Garage Spaces: 3

Open Spaces For Vehicles: 4

Year Built: 2011

Council Rates: \$3,000p/a (approx.)

Water Rates: \$250p/qu (approx.)

One Agency Burnie has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.