



### 31 Byron Street Wyong NSW

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Positioned in a great location in East Wyong, only a short walk to the river, shops, CBD and Train Station, this property offers an opportunity for the home buyer, the investor or the developer.

Occupying a corner position, with laneway access, this is a mostly level 732 sqm (approx.) block.

Currently owner occupied the improvements are a comfortable 3 bedroom plus study home with a large rear entertaining deck as well as a detached double garage. The study would make a great nursery or smaller 4th bedroom. The home also comes complete with high ceilings, timber floor boards and air conditioning.

For the home buyer and family this is a great opportunity to secure a comfortable family home in a great location.

**Price** : \$ 715,000  
**Land Size** : 731.8 sqm  
**View** : <http://www.coastwidefn.com.au/sale/nsw/central-coast-region/wyong/residential/house/6001720>



**Adrian Simpson**  
**02 4353 1999**

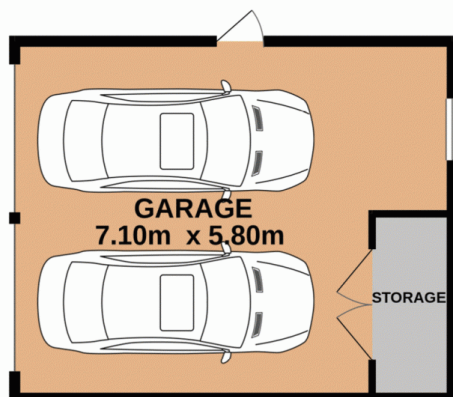
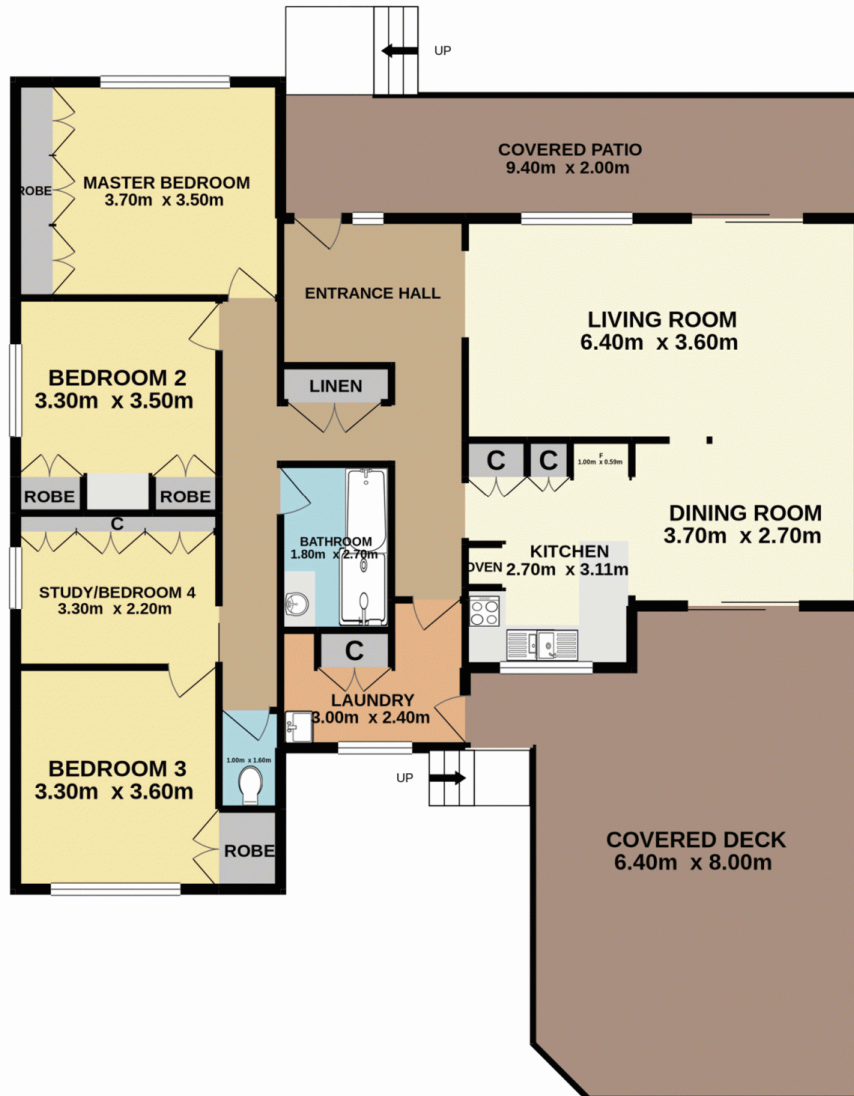
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## SITE PLAN





Total Approx. Floor Area 166.3 SQ.M.

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.