



### 11/1-3 Warner Avenue Wyong NSW

2 1 1

Located within a short walk to CBD, shops, rail, river and parks, this unit offers comfort, privacy and convenience at an affordable price.

Positioned on the 1st floor this unit is immaculately maintained and offers 2 bedrooms, a spacious lounge, neat & tidy kitchen with ample cupboard and dining space, a sun-drenched verandah, internal laundry and a single lock up garage.

For those looking to 'add value', an update of the original kitchen and bathroom will have this unit sparkling and as good as new.

Currently returning \$340.00 per week with a good long-term tenant in place this is a great way to get into the real estate market whether you are a home buyer or

**Price** : \$ 400,000  
**Land Size** : 100 sqm  
**View** : <https://www.coastwifn.com.au/sale/nsw/central-coast-region/wyong/residential/unit/7639532>



**David Manuelle**  
02 4353 1999



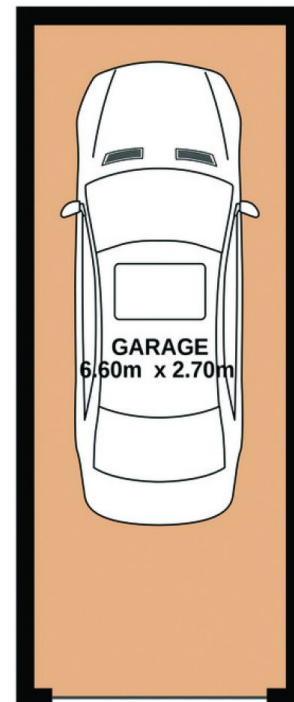
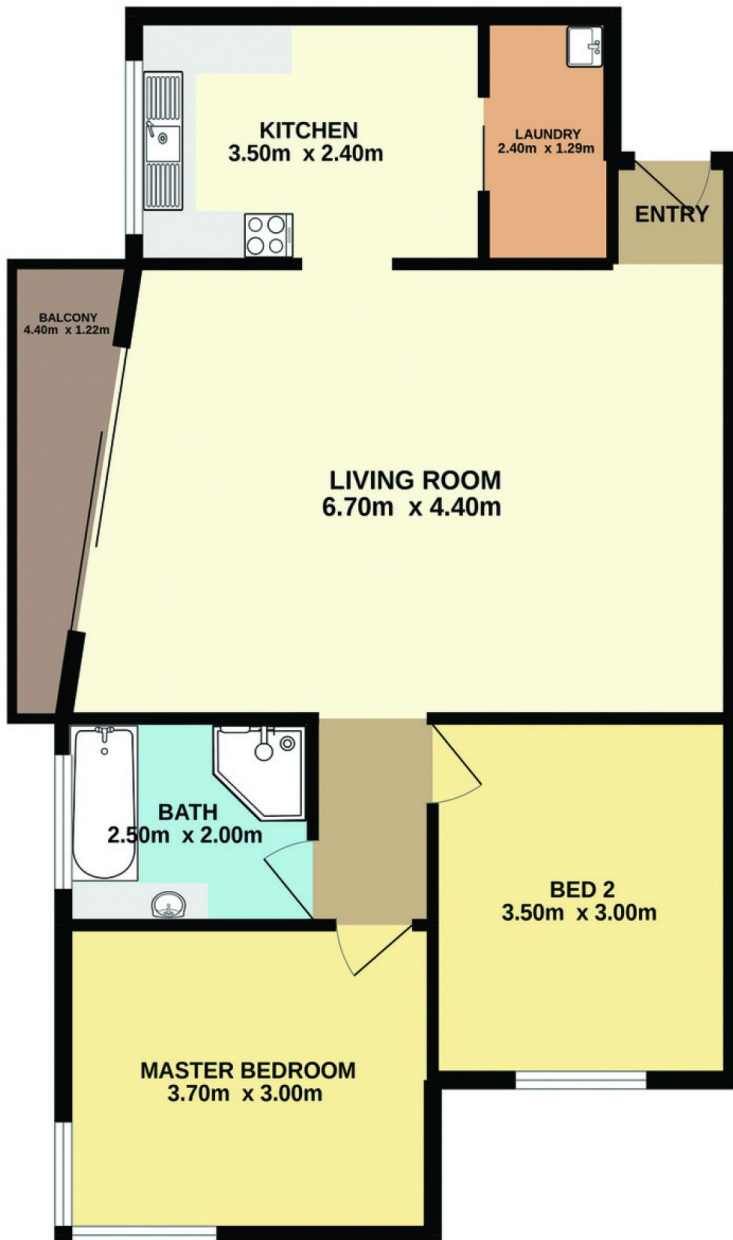
**Adrian Simpson**  
02 4353 1999

<https://www.coastwifn.com.au>

We sell, rent and manage Real Estate, Residential, Lifestyle and Commercial across the Central Coast



# 11/1-3 Warner Avenue, Wyong



**Total Approx. Floor Area 87.4 sq.m.**

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