



12 Wyuna Avenue Freshwater, NSW

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### Beachside bungalow brimming with potential (STCA)

Nestled on a near level 455sqm parcel of land at the coveted beachside end of Wyuna Avenue, this tidy single level residence is simply brimming with potential and possibilities. Simply refresh and move in, reconfigure and extend or redevelop (STCA) and create the dream beach house within a quiet leafy street within a breezy stroll of parks, the primary school, village shops and beaches.

- To view by private appointment contact Eddy Piddington 0414 333 907 or Michael Egan 0419 977 636
- Bright open living space flows to sunny covered front porch with north aspect
- Separate dining area adjoins a tidy kitchen that offers scope to upgrade
- Double bedrooms with built-ins, sunroom, modernised bathroom and large laundry
- Deep near level rear lawn is fully enclosed and offers room for a pool (STCA)
- 300m from Harbord Public School or the popular Jacka Park and playground
- Footsteps to city and Manly Wharf buses, 10 minute walk to Freshwater Beach
- Easy seven minute wander to Freshwater Village eateries or Curl Curl Beach

Price:

Contact Agent



**Eddy Piddington**

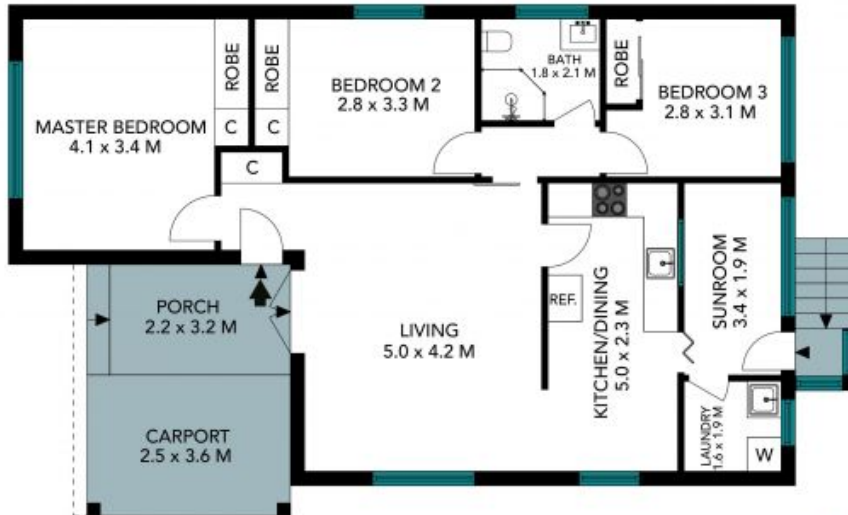
0414 333 907



**Michael Egan**

0499 172 009





SITE PLAN

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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