



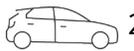
Spacious Family Living with Flexible Floorplan in Prime Wollongbar Location



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77 Plateau Drive, Wollongbar

For Sale Guide - \$945,000 to \$995,000

Welcome to 77 Plateau Drive, Wollongbar, a thoughtfully designed four-bedroom, three-bathroom home offering space, comfort and versatility for growing families or savvy investors alike.

Positioned in a convenient pocket of Wollongbar, this residence delivers relaxed living with multiple zones across two levels. Upstairs, you'll find a light-filled open-plan living and dining area complemented by reverse cycle air conditioning and ceiling fans for year-round comfort. The well-appointed kitchen features a gas stove, rangehood and ample preparation space, making it perfect for everyday living and entertaining.

The master suite is well appointed with an ensuite & walk in robe, a reverse-cycle air conditioner and a ceiling fan to ensure year-round comfort. All other bedrooms include built-in wardrobes and ceiling fans, while the central bathroom offers an inbuilt bath and separate WC for added functionality.

Downstairs presents a standout feature of the home, a bedroom and separate living area ideal for a teenage retreat, guest accommodation or a potential dual-living opportunity (STCA)

Step outside to the covered decked alfresco area, perfectly positioned to overlook the spacious backyard. With plenty of room to personalise, there's scope to create your dream outdoor

Property ID:	L39681574
Property Type:	House
Garages:	2
Land Area:	745.8 sqm

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oasis, establish a thriving garden, or enjoy the open space for kids and pets to play freely.

Located within walking distance to the Wollongbar District Park and bus stops, and just moments from the Wollongbar Tavern and everyday amenities, this home combines lifestyle and convenience in one attractive package. A flexible family home in a highly sought-after location.

- Thoughtfully designed 4-bedroom, 3-bathroom home ideal for families or investors
- Versatile two-level layout with multiple living zones and flexible accommodation
- Light-filled open-plan living and dining upstairs, central to the home
- Reverse cycle air conditioning and ceiling fans throughout for year-round comfort
- Well-appointed kitchen with gas stove, rangehood, and ample bench space
- Spacious master suite with walk-in robe, ensuite, air conditioning, and fan
- Three additional bedrooms with built-in wardrobes and ceiling fans
- Central family bathroom with bath and separate WC
- Downstairs bedroom and living area perfect for teenagers, guests, or dual-living (STCA)
- Covered alfresco deck ideal for entertaining
- Generous backyard for gardening, outdoor retreat, or play
- Double car accommodation with easy internal access
- Located in family-friendly Wollongbar, close to Wollongbar District Park, public transport, Tavern, and amenities