

1/32 Robert Street, Tenambit, NSW 2323

Unit For Sale

Wednesday, 3 April 2024

1/32 Robert Street, Tenambit, NSW 2323

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 195 m2

Type: Unit



Michael Kirwan

0240043200

\$599,000 to \$620,000

Property Highlights:- Modern villa with a spacious floor plan set in an ideal location.- Generously sized open plan living and dining area.- Large kitchen with gas cooking, quality appliances, a 40mm benchtop, a built-in pantry, and a dual sink.- Three bedrooms, all with built-in robes, ceiling fans and plush carpet, the master with a well appointed ensuite.- LED downlights, quality porcelain floor tiles + a neutral paint palette throughout.- Hitachi ducted air conditioning, a gas bayonet + instant gas hot water.- Lovely covered alfresco area with outdoor power access overlooking the low maintenance landscaped backyard.- Attached double garage with additional storage space and internal access + side access to the yard.

Outgoings: Council Rate: \$1,672 approx per annum
Water Rate: \$753.30 approx per annum
Strata Rates: \$3,065.92 approx per annum
Rental Return: \$580 approx per week

Nestled in the conveniently located suburb of Tenambit stands this spaciouly designed villa, offering the perfect low maintenance option for downsizers, keen investors or a brilliant opportunity for first home buyers and young families to enter the market. With easy access to the local school, day care centre, and within a short walk to the local shopping complex, this convenient suburb is set to impress! Further afield, this handy location will connect you to Newcastle in 35 minutes and the Hunter Valley Vineyards in 30 minutes, providing access to all the best sights and delights of the region in no time!

On arrival, this appealing brick and tile home, framed by manicured hedges, provides a pleasing first impression. Set at the front of the complex, this home includes a tiled patio, providing a lovely view across the grassed lawn and landscaped front garden. A shared driveway runs along the side of the home, leading to an attached double garage, offering internal access and additional storage space. Stepping inside you'll arrive in the spacious open plan living, dining and kitchen area, showcasing the home's porcelain floor tiles, LED downlights and the ducted air conditioning found throughout. The generously sized kitchen includes plenty of storage space in the surrounding wood-look cabinetry and built-in pantry, ample room atop the 40mm laminate benchtops for all your food preparation needs, and a handy breakfast bar for your casual dining. There is a timeless splashback tile in place, along with a dual sink and quality appliances including a Chef oven and 4 burner gas stove, a rangehood and a Dishlex dishwasher, set to make cleaning up a breeze. A dedicated laundry is located off the kitchen, enjoying direct access to both the garage and the yard. There are three bedrooms on offer, all featuring ceiling fans, built-in robes and plush carpet, providing a luxurious feel underfoot. The master suite features a well appointed ensuite that includes floor to ceiling tiles, a ceramic top vanity and a large corner shower. The remaining bedrooms are serviced by the main family bathroom which also features floor to ceiling tiles, a shower, plus a built-in bathtub. Step outside via the glass sliding door in the living room and you'll arrive in the spacious covered alfresco area, complete with outdoor power access, delivering the perfect setting for your BBQs and outdoor relaxation. The surrounding backyard is fully fenced and has been beautifully landscaped, with pebbled areas and handy side access as well. A home of this nature, offering low maintenance living without having to compromise on space, is sure to attract a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live;- A short drive or walking distance to local schooling, daycare, and the local shopping complex.- Located just 8 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 10 minutes to Maitland CBD and the revitalised riverside Levee precinct offering an array of dining and retail options.- A short 5 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 35 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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