

# 1 Challenge Circuit, Woodrising, NSW 2284

## House For Sale

Wednesday, 29 November 2023

CENTURY 21.  
Novocastrian

1 Challenge Circuit, Woodrising, NSW 2284

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 759 m2

Type: House



Robert Russell  
0249436333



Suzanne Hill  
0249436333

## **\$640,000 to \$670,000**

Situated in a super convenient locale, only 5 min from Speers Point. This single-level brick and tile home is strategically positioned near schools, neighbouring IGA shopping centre, and the beautiful shores of Lake Macquarie. The accessibility of its location makes this property an ideal residence for those seeking an astute investment opportunity, or first home buyers craving value for money. Currently tenanted on expired lease, returning \$540 per week with quality tenant happy to stay on if desired. Comprising four bedrooms, a spacious lounge, dining area and three-way bathroom, with ducted air-conditioning throughout. The fully fenced yard with security gates and a pleasant outlook offers privacy and a safe space for kids and pets to play. The home features a double-sized carport end on end plus rear covered alfresco and spacious grounds set on approx. 759m<sup>2</sup> corner allotment. Welcome to comfortable, convenient living with access to all the day to day essentials. Zoning: R2 Low Density Residential Land Area: 759sqm approx Council: Lake Macquarie Land Rates: \$1852pa approx Water Rates: \$826pa approx Current Rent: \$540per week We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.