

1 ELLESMERE STREET, Booragul, NSW 2284



Sold House

Tuesday, 15 August 2023

1 ELLESMERE STREET, Booragul, NSW 2284

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 651 m²

Type: House

Contact agent

Under-Offer Pending FIRST HOME BUYERS, FAMILIES OR INVESTORS !! This newly renovated three-bedroom home is set in a quiet street of Booragul, located perfectly for families, First Home Buyers or investors. This property entails 3 generous-sized bedrooms, all equipped with spacious built-in wardrobes, a large open-plan kitchen, and dining and living areas with Bifold doors that extend the space to a large entertainment area outside with endless possibilities. The beautiful freshly polished Wooden timber floorboards and stunning natural light throughout the house give a warm, modern feel with a white and grey colour scheme making styling easy. The location is Brilliant, being within a 10-minute walk to the beautiful Lake Macquarie foreshore offering a range of activities such as children's parks, canoeing, sailing, bike rides, or an afternoon stroll. It is also located within walking distance to the local shops, schools, and public transport. There is no one this location wouldn't suit!! If you're an investor, this property has great potential for a Granny Flat (Subject to LMCC) being a corner block with two street access. As this property is selling as a house with no further require renovations and potential rental return is app \$600-650 per week, this is the perfect house for an investment with little to no work required before you rent. With a fully enclosed backyard, this is perfect for families with children and pets.

- Looks fresh and inviting from the street
- Neat and tidy – not a thing to do
- 3 Bedrooms – ALL include big built-in Wardrobes
- Open Lounge, Kitchen, and Dining area
- Newly renovated Kitchen features beautiful stone benchtop with an island bench, electric stovetop and oven with incredible cupboard storage
- Modern Bathroom, Separate Toilet, Laundry all newly renovated
- Home Features: Air-Conditioning, Bifold Doors, and Ceiling Fan
- Great private yard perfect spot for pets, child's play, and those wanting room for gardens.
- Gorgeous Bifold doors open's up to a fantastic entertaining area, perfect for the morning sun or afternoon shade.
- Single Garage with workbench + Power
- Potential for Granny Flat providing great second income (subject to LMCC approval)
- Rental Potential of app \$600-650 per week
- 800m to local shopping village
- 400m to Booragul Public School & St Pauls High School
- 900m to Booragul Train Station
- 300m to Lake Macquarie High School and the cycle path which follows the shoreline around Cockle Bay, Warners Bay, all the way to Eleebana, and all the parks, restaurants, cafes, playgrounds this route entails

Please see our Open House Inspection times or contact us for private viewings.

Disclaimer: We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely their own enquiries and investigations in relation to the information in this document and the property it concerns. This document is provided for marketing purposes only, and does not constitute an offer by our agency or the vendor.