

**101 Mount Hall Road, Raymond Terrace, NSW 2324**



**House For Sale**

Saturday, 4 May 2024

101 Mount Hall Road, Raymond Terrace, NSW 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 961 m2**

**Type: House**



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## Market Preview

Situated just a stone's throw away from Irrawang High School and a leisurely stroll to Lakeside Shopping Centre, Tavern, and the sporting complex, this property offers both convenience and comfort. With its prime location and thoughtful upgrades, this older home, built in 1960 boasts ample space and modern amenities for the whole family. Key features include:- Spacious 961m<sup>2</sup> block offering plenty of outdoor space, or development potential (STCA)- The sunny north-facing front verandah is perfect for morning coffees and relaxation.- Large front lounge and dining room with reverse cycle air-conditioning and two ceiling fans.- Modern kitchen features a dishwasher, under bench oven, cooktop, and rangehood.- Three generously sized bedrooms featuring ceiling fans and built-in robes.- Central bathroom equipped with a vanity, bath, shower, and toilet.- South-facing back verandah overlooking the expansive backyard, ideal for outdoor gatherings.- 6m x 6m garage with single roller door, additional workshop, and laundry space. The shed could also be converted into a double door.- Adjacent 4m wide outdoor entertaining area off the side of the shed.- Garden shed.- Ample storage space underneath the house, where the old laundry is located.- Excellent driveway access suitable for caravan, boat, or camper trailer parking.- Solar power system for energy efficiency. Contact us today to arrange a viewing. Approximate travel times. Newcastle (30 minutes). Newcastle Airport (20 minutes). Nelson Bay (40 minutes). Sydney (2 hours). Block size: 961m<sup>2</sup>. Property built in 1960. Rental Appraisal: \$520 - \$550. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".