

103 Addison Street, Beresfield, NSW 2322

House For Sale

Friday, 26 January 2024

103 Addison Street, Beresfield, NSW 2322

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 645 m2

Type: House



Troy Graham
0240043200

PROPERTY PREVIEW

Property Highlights:- Well designed four bedroom family home in the convenient suburb of Beresfield.- Recently updated kitchen with a 30mm laminate benchtop, Bosch dishwasher, Westinghouse electric oven, DeLonghi 5 burner gas cooktop and a Westinghouse rangehood.- Large formal lounge room with a freestanding combustion fireplace, gas bayonet and split system air conditioning, plus open plan living and dining with direct access to outdoor alfresco.- Four generous bedrooms with ceiling fans and carpet, three with built-in robes and one with split system air conditioning.- Family bathroom featuring a wide ceramic top vanity, a spacious corner spa bath and shower combination, a separate WC, plus an additional WC in the laundry.- Newly installed floating floorboards, freshly painted, new downlights and ceiling fans.- Alfresco entertaining area with exposed aggregate concrete, lattice screens and power points.- Sparkling 10m inground salt-chlorinated pool with a paved surround.- Generous fully fenced yard with a 3000L water tank.- Single attached garage, plus a large Colorbond shed with a front roller door and additional wide rear roller door access from behind the property.- 1987 build.

Outgoings: Council Rates : \$1,820.56 approx. per annum Water Rates: \$825.45 approx. per annum Rental Returns: \$600 approx. per week

Welcome to your perfect family haven in the heart of Beresfield. This charming home, built in 1987 features a timeless brick facade and tile roof, with a sturdy steel frame construction. Boasting four spacious bedrooms, this fabulous home warmly welcomes families, first-time buyers, and savvy investors alike. Convenience is key, and this property effortlessly meets your needs. Located within a short distance of Beresfield Train Station, commuting is a breeze, providing easy access to both work and leisure. Additionally, with Beresfield Woolworths just a short drive away, daily tasks become a breeze. Enjoy the prime location, where you're minutes from all the action, and a quick 35-minute drive takes you to either Newcastle or the Hunter Valley wine country. Arriving at the home, a large grassed front yard, adorned with established landscaped gardens welcomes you, while the exposed aggregate driveway leads to a single attached garage, adding both practicality and charm. Step through the pretty timber and glass front door and you will find a harmonious blend of tiles, carpet, and newly installed quality floating floorboards, creating a stylish foundation throughout. Enjoy the fresh ambience with recently painted walls, enhanced by the natural light streaming through venetian blinds, and bask in the modern touch of new downlights and ceiling fans, culminating in a welcoming atmosphere. The first room you encounter is a spacious front formal lounge, adorned with a Masport freestanding combustion fireplace, providing both warmth and charm. Enhanced by a Mitsubishi split-system air conditioner, a ceiling fan, gas bayonet and a large window that invites natural light, the room exudes comfort, while the exposed brick wall adds a touch of character to the inviting space. Two bedrooms at the front of the home offer a cosy retreat, featuring soft carpeting, ceiling fans for added comfort, and convenient built-in robes, with one room including a split-system air conditioner, providing personalised climate control. Further along the corridor, discover the main original bathroom, impeccably maintained and featuring a wide ceramic top vanity. Indulge in relaxation with a spacious corner spa bath and shower combination. For added convenience, a separate WC is accessible through a sliding door, enhancing the functionality of this well-designed space. Adding to the overall comfort, the house features natural gas hot water, ensuring efficiency and convenience in your daily routine. Towards the back of the house, you will find two more bedrooms featuring plush carpeting and ceiling fans for a comfortable living environment. One of the bedrooms includes a built-in robe, enhancing both style and functionality. This lovely home culminates with an inviting open-plan living and dining area, where comfort meets style. Enjoy the perfect climate with a Panasonic wall-mounted AC and a ceiling fan, while a glass sliding door seamlessly connects the space to the enticing outdoor alfresco, creating an ideal setting for relaxation and entertainment. The recently updated kitchen is a culinary haven with its charming timber cabinetry, a 30mm laminate benchtop, and a matching splashback. Equipped with modern conveniences, including a Bosch dishwasher, Westinghouse electric oven, DeLonghi 5-burner gas cooktop, and Westinghouse rangehood, this kitchen seamlessly combines style and functionality. Ample cabinet storage completes the space, ensuring a clutter-free cooking environment. For added convenience, a dedicated laundry with direct outdoor access and an additional WC enhance the overall practicality of this delightful home. Step through the glass sliding door to the expansive entertainer's alfresco, adorned with exposed aggregate concrete, timber lattice privacy screens, and convenient rear roller door access to the attached single garage. Outdoor power points make it easy to prepare for fabulous summer barbeques. In the backyard, you'll find a sparkling 10m inground salt-chlorinated pool, surrounded by a paved area, landscaped gardens, and a lush grassy space. The fully fenced yard ensures both privacy and security, creating a perfect oasis for relaxation and outdoor enjoyment and the 3000L water tank ensures that yard maintenance won't be an issue. This fantastic property continues to surprise, with a

substantial Colorbond shed in the backyard, featuring a front roller door and an additional wide rear roller door access from behind the property. This spacious shed is perfect for accommodating boats, caravans, and trailers, offering versatile storage solutions and catering to various lifestyle needs. This well designed family home, with a host of additional benefits, is bound to appeal to a wide range of buyers and attract a great deal 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; - Located just 10 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. - Within a short drive of the newly opened Maitland Hospital. - An easy 20 minute drive to Maitland CBD and its thriving riverside Levee precinct, or the charming village of Morpeth, offering boutique shopping and cafes. - 35 minutes to the city lights and sights of Newcastle or the gourmet delights of the Hunter Valley Vineyards. ***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.