

**106 Queen Street, Clarence Town, NSW 2321**



**House For Sale**

Friday, 24 May 2024

106 Queen Street, Clarence Town, NSW 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1995 m2**

**Type: House**



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## Contact Agent

Creating that idyllic country escape you've always dreamed of this neatly presented property sits on 1995sqm, backing onto leafy bushland bordering the Williams River. Suited for singles, couples or families, this 4 bedroom 2 bathroom rendered brick home was built in 2006, is neat, tidy and well presented. The home has an open plan kitchen, living & dining that opens out onto the covered deck which is ideal for entertaining or enjoying indoor/outdoor dining with friends and family. There is an additional lounge room which features a slow combustion woodfire – perfect for the upcoming winter months. The kitchen is the heart of the home and features a laminate island bench, electric 600mm cooktop & electric oven, plenty of cupboard space and a breakfast bench. The kitchen has dual access into the lounge room & overlooks the dining, living and outdoor area. The master bedroom is spacious in size, has a walk-in robe, reverse cycle air-conditioning & ensuite, while all remaining bedrooms have built in robes & carpet. The main bathroom is central to the bedrooms and consists of a separate bath, vanity, toilet & shower. The home has reverse cycle air-conditioning in the living area and slow combustion wood fire in the lounge room. Externally the home has a great outdoor entertaining space, double lock up garage with internal access & side access for those wanting to park caravans, boats or trailers. The home has an additional 8.7m x 6.9m colorbond shed that is insulated, has power, double doors with one electric, built in bar & slow combustion woodfire – the kind of shed/man cave any man of the house would love. There is also an additional shipping container for storage, wood storage and 2.5m x 4.8m carport off the side of the shed with a small water tank. The back yard is a great size and perfect for some chickens or for your children to enjoy. Perhaps even put a pool in for the kids! (STCA) The property has town water and sewer. Just 350m from the public boat ramp and gorgeous riverside parkland for those who like to fish, boat or kayak, the property delivers scenic country living, ideal for those who love getting out on the water. It's a short walk to the nearby primary school, local shops, cafés and services. For Bus routes, the property has options for Dungog, Maitland & Raymond Terrace Schooling. Estimated Rental Return is \$650 - \$680, Council Rates Are \$456. The property is located 22 Minutes to Raymond Terraces Major Shopping Centres, 33 Minutes to Williamtown RAAF Base & Airport, 31 minutes to Maitland Hospital & Greenhills Shopping Centre, 50 minutes to Newcastle & 2 hrs & 19 minutes to Sydney.\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.