

# 11 Patterson Street, Edgeworth, NSW 2285

## Sold House

Monday, 18 March 2024

11 Patterson Street, Edgeworth, NSW 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 759 m2**

**Type: House**



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**\$865,000**

Welcome to your dream home or ideal investment opportunity! Immerse yourself in the comfort and convenience of this meticulously redesigned 3-bedroom residence + a separate 1-bedroom granny flat. Providing the perfect blend of modern luxury and timeless charm, this home is a testament to everything you'll ever need. Nestled in the desirable neighborhood of Edgeworth on a huge, level 759m<sup>2</sup> block, this property offers not only an exquisitely stylish main house, but also a self-sustained granny flat that will appeal to any large family or the astute investor as the rental potential for the main home is approx. \$600 per week and the 1-bedroom granny flat in the backyard would obtain approx. \$400 per week obtaining a rental yield of approx. \$1000 a week.

**Key Features:**

- Three Main Bedrooms** - The bedrooms have been thoughtfully designed to cater to your personal comfort, offering ample natural light along with their very own built-in wardrobes. The oversized master bedroom is the perfect place to unwind and relax, creating a private retreat within your own home.
- Fully Renovated Kitchen** - Reap the excitement of a fresh new kitchen. Coupled with extensive sleek stone benchtops, this generous sized kitchen provides plenty of room for the budding master chef. Let your culinary visions run wild and create memorable meals for friends and family.
- Exquisite Bathroom** - The bathroom provides a spa-like luxury, with modern fixtures, sleek finishes and a large sky light to soak up the sun's rays or to unwind in your solemn sanctuary as the rain patters down late at night. Indulging yourself in a candlelit bath after a long, tiring day is the perfect way to rid you of all your worries.
- Outdoor Oasis** - Dive into luxury with your private salt water pool, offering a tropical escape on those hot summer days. Accompanied by a fresh, manicured lawn and an oversized outdoor alfresco, every member of the family will relish in the endless entertainment this area has to offer.
- Self-Sustained Granny Flat** - Whether you're looking for a potential rental income as the avid investor or need the room for guests, in-laws or extended family, the granny flat provides possibilities for both. Separately electrically metered, this completely self-sustained residence features a living area off the kitchen, personal bathroom and a 'catio'/oversized sunroom, offering your family member their complete own independence.

**Ideal Location** - Situated in the sought-after neighbourhood of Edgeworth, you'll have easy access to Edgeworth shopping centre, restaurants, parks and public transportation, all within walking distance, making your daily life more enjoyable and convenient. Stunning Lake Macquarie is just a mere 15-minute drive away, with Newcastle CBD and its lovely beaches just a 30-minute drive. Everything you'll ever need is at your fingertips.

For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555. First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home.

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