

# 118 Canterbury Drive, Raworth, NSW 2321

## House For Sale

Thursday, 15 February 2024

118 Canterbury Drive, Raworth, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 715 m<sup>2</sup>

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Stunning 2014 built home with an impressive open plan living and dining area.- Lovely kitchen with quality appliances, ample storage, a tiled splashback + an island bench with a breakfast bar.- Four spacious bedrooms, the master with a walk-in robe and a well appointed ensuite.- Quality tiles and premium carpet, new LED downlights + a crisp white paint palette.- Two split system air conditioners + Rheem continuous gas hot water.- Covered alfresco overlooking the massive fully fenced grassed backyard.- Attached double garage with internal access + wide side access to the yard.

Outgoings: Council Rate: \$2,556 approx per annum Water Rate: \$811.98 approx per annum Rental Return: \$700 approx per week

Set in the lovely township of Raworth, this immaculately presented 2014 built home offers a spacious floor plan filled with natural light, and four bedrooms for all the family, set on a generously sized 715.9 sqm parcel of land. Raworth is a suburb that offers a semi-rural vibe, with the village of Morpeth a short 5 minute drive from home, with easy access to the larger centre of Maitland, just 15 minutes away. Further afield, you'll find the city lights and beaches of Newcastle a 45 minute drive, and the Hunter Valley vineyards just 30 minutes from home. Upon arrival, you'll be greeted by a sweeping wide frontage with established gardens, a large driveway that leads to the attached double garage with internal access, plus a recently installed wide gate providing access to the backyard. A well thought out floor plan places a bedroom wing to one side of the home, where you will find three spacious family bedrooms, all enjoying built-in robes and the luxurious feel of premium carpet underfoot. Servicing these rooms is the main family bathroom which features a corner shower with a rain showerhead, a built-in bathtub and a ceramic top vanity. The master suite is set to the rear of the home for additional privacy and includes a split system air conditioner for extra comfort, a walk-in robe and a well appointed ensuite. At the centre of the home is the stunning open plan living, dining and kitchen area, illuminated by modern down lighting and bathed in natural light from the surrounding windows and sliding doors leading to the yard. Here you will find a split system air conditioner in place, ensuring you'll relax in comfort during all seasons. The beautifully presented kitchen includes a large island bench with a breakfast bar, ample storage in the surrounding cabinetry, a tiled splashback and quality appliances including a Euromaid built-in oven, a 4 burner cooktop, a slide-out range hood and a Bellini dishwasher for easy clean up. Step through the sliding glass doors in the living area and you'll arrive in the lovely alfresco complete with outdoor power access, overlooking the massive fully fenced backyard that features new landscaping and hedges, with plenty of green grass for kids and pets to enjoy. A contemporary home of this nature, set in such a popular location is certain to attract a large volume of interest from a broad range of buyers. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents today. Why you'll love where you live:- Located within an easy 5 minute drive of the lovely Morpeth Village, boasting a range of cafes, boutique shopping and restaurants.- 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.- An easy 15 minute drive to Maitland CBD for all your everyday needs.- 45 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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