

**13 King Street, Raymond Terrace, NSW 2324**



**Terrace For Sale**

Sunday, 20 August 2023

13 King Street, Raymond Terrace, NSW 2324

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 303 m2**

**Type: Terrace**



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**\$740,000 - \$780,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. The Vendor Loves "We had the vision to repair this property so it could again be used for someone's dream residence and commercial opportunity. The property has a great feel and the home is appealing for someone looking for a relaxed and easy-care lifestyle. Our favourite moments are spent with cheese & wine watching the beautiful sunset over the Williams River".

**The Location** Nestled in the picturesque town of Raymond Terrace, this property boasts an enviable location with dual access beside the tranquil Hunter River. Enjoy immediate access to the bustling shopping centre through your back entrance onto Port Stephens Street, as well as local parks, and popular amenities close by. Embrace the perfect blend of nature and modern amenities in this prime spot. Stockland Green Hills - 11 min (7.4km) Maitland CBD - 28 min (30km) Newcastle CBD - 35 min (23km)

**The Snapshot** This rare property offers the perfect combination of lovingly restored original features, functionality, and beautifully restored spaces as well as a prime residential and commercial opportunity. The upstairs two-bedroom home with modern kitchen and bathroom plus a fantastic entertaining deck and the chance for a booming business venture below add to the endless creative possibilities and appeal of this unique residence.

**The Home** Welcome to this gorgeous two-storey circa 1890 property in the heart of Raymond Terrace, 13 King Street showcases both historic charm and innovative opportunity. An ideal prospect for an owner-operator or an astute investor, this residence provides a seamless blend of commercial and residential spaces. This dual-purpose gem features a fully restored residence on the upper level, while the lower level offers a versatile commercial space, primed for entrepreneurial endeavours.

Step into the lovingly restored fully insulated residential space on the upper level with original hardwood flooring, complemented by charming ceiling cornices and beautiful leadlight glass windows throughout. The main living area seamlessly extends onto the generous front entertaining balcony via original French timber doors and offers the perfect vantage point to enjoy the gorgeous sunsets over the Hunter River. The beautifully appointed kitchen is both functional and stylish, equipped with stainless steel appliances, a pressed metal splashback, soft-close drawers and large pantry. The kitchen space is completed with a full European laundry and large broom cupboard. Entertainers will delight in the wine storage and cocktail bar, ensuring plenty of evenings with family and friends flowing between the indoor and outdoor spaces. The home offers two bedrooms each with hardwood flooring and built-in robes and easy access to a two way bathroom with generous bath, flat panel heating, clever storage, modern pebble stone flooring and convenient second toilet.

The commercial space on the ground level promises infinite possibilities. Imagine a modern café/bakery/deli, boutique store, or trendy restaurant; the space is generously sized and versatile in the opportunities available. It boasts two commercial-grade kitchens which are separate from each other allowing for the option of a dedicated allergen free space. Both kitchens have durable stainless steel benchtops. There's a dedicated hot water system, ensuring business operations remain separate from the residence. Additional features include external fire protection sprinkler system, split system air conditioning, high ceilings, security camera system, wiring in place for extra air conditioning units and a large display area or customer space. While the essentials are taken care of with an on-site toilet, washroom, and an automatic garage door that provides smooth rear delivery access via Port Stephens Street and secure parking. The building has generous capacity 3 phase power and natural gas are connected increasing the viable commercial opportunities.

13 King Street offers a rare fusion of heritage charm and modern opportunity. SMS 13Kin to 0428 166 755 for a link to the online property brochure.