

# 13 Tristania Court, Thornton, NSW 2322



## Sold House

Thursday, 24 August 2023

13 Tristania Court, Thornton, NSW 2322

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 532 m<sup>2</sup>

Type: House

**\$1,020,000**

For those seeking a family home with a granny flat that they can simply move in and enjoy straight away, look no further than this impressive residence. The first appreciable feature of this stunning home is the striking street appeal you will have nothing to do but maintain what has already been created. This stunning home presents a once-in-a-lifetime opportunity with homes like these only coming to the market very rarely. The kitchen will be the envy of any family chef, having stone benchtops, lots of cupboard and bench space, dishwasher, breakfast bar, 5 burner gas cooktop and oven and a bar fridge. Windows looking out to the backyard allow you to always keep an eye on the kids. The kitchen overlooks the dining area that offers split system air conditioning. The media room is the perfect place for family movie nights with carpeted floors and the enclosed study area boasts privacy for the working family members. Making your way upstairs, the rumpus room is a great kids play area or second living area with split system air conditioning. The main bedroom includes a walk in robe and ensuite with the remaining three bedrooms including a ceiling fan and built in robes. The large main bathroom offers a shower, toilet, vanity and stand alone bath. A third separate toilet is located downstairs for convenience. Outside, you will be delighted to find the one bedroom granny flat which offers a kitchen with stone bench tops, electric oven and cooktop, split system air conditioning, a living area and a bathroom with a shower, toilet and vanity. The alfresco area is a great place for entertaining friends and family with the outdoor BBQ kitchen. Not only is there a double garage, but there is also side access for that extra space. Positioned in a prime location close to local schools, shopping centres, public transport, and 37 minutes to Newcastle CBD, this is one not to miss! Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, CSBM Real Estate does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. CSBM Real Estate accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.