

# 14 Judd Street, Mount Hutton, NSW 2290

LANE CAMPOS

## House For Sale

Tuesday, 20 February 2024

14 Judd Street, Mount Hutton, NSW 2290

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 589 m<sup>2</sup>

Type: House



Bec Williams  
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**\$730,000 - \$800,000**

Positioned in a peaceful locale, with no neighbours to the rear and one side, this family home offers a lifestyle of comfort and convenience. Generous in size, with a free-flowing floorplan and harmonious interiors, this home has been built with the entertainer in mind. Boasting a near level, easy care garden, loads of storage and multiple living areas, the family relaxed lifestyle is definitely on offer here. Highlights:--  
• Three bedrooms - all with built in robes and ceiling fans--  
• Main bedroom with ensuite--  
• Bright interiors with plantation shutters, air conditioning and ceiling fans in the living rooms--  
• Modern, renovated kitchen with stone benches, gas cooking and breakfast bar--  
• Lounge room overlooking the front garden - includes a study nook--  
• Second living room overlooking the alfresco and rear garden--  
• Separate dining room with sliding glass doors to the alfresco--  
• Expansive, covered entertaining area - with that perfect in/outdoor flow--  
• Family bathroom with bathtub and separate W.C--  
• Separate laundry with direct access from the garage--  
• Triple car garage with remote door and access through to rear yard--  
• Approx. 589.1m<sup>2</sup> block  
Here and there:--  
• School catchment - Mount Hutton Public School - 6min walk (450m), Hunter Sports High School - 7min drive (4.0km)--  
• Lake Macquarie Square - 13min walk (950m)--  
• Aldi Mount Hutton - 3min walk (260m)--  
• Charlestown Square - 6min drive (3.5km)--  
• Mount Hutton Playground - 1min walk (150m)--  
• Warners Bay Foreshore, retail and cafés - 5min drive (2.9km)--  
• Tingira Heights Nature Reserve - 5min drive (3.0km)--  
• Approx. weekly rental return - in the vicinity of \$600 - \$650--  
• Approx. council rates per quarter - \$420--  
• Approx. water rates per third - \$260 (not incl. usage)  
For more information, please contact Bec on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.