

14 Railway Street, Branxton, NSW 2335



House For Sale

Tuesday, 28 November 2023

14 Railway Street, Branxton, NSW 2335

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1897 m2

Type: House



Mitchell Olsen

Guide \$730,000 - \$780,000

THE SITE- 1,897m² block with a 24.59m frontage and R3 medium density zoning - Fantastic Branxton location, walk to local schools, parks, and shopping precinct also offering access to the Hunter Expressway just up the road- The existing very neat and tidy, solid home is sitting in a great position for future development (STCA)- Leave the house on 450m² and you will still have 1,447m² of prime development land (STCA) - There is simply scope for redevelopment all over this property (STCA)- This prime piece of real estate also offers the very sought after rear lane access!- Trust me, if development is on your radar, you must look at this, could you turn this into 4 Torrens Title lots?THE HOME- This home has been lovingly cared for, and it shows in every detail. From the tidy interior to the carefully tended gardens, you can move in with peace of mind knowing you're stepping into a well-maintained residence- Charming two bedroom home, very neat and tidy with one bedroom offering built-in storage- A well presented kitchen offers plenty of storage and flows to multiple dining spaces- The good sized living area is serviced by reverse cycle A/C with ceiling fans throughout the home- The bathroom is in great condition with a separate toilet and laundry- Unwind in the sun room, a bright and airy space that seamlessly connects the indoors with the beauty of the outdoors- Enclosed outdoor entertaining area offers another living space to this very neat and tidy home- The single garage is powered with an automatic roller, and provides secure parking for your vehicle. Otherwise, it offers extra storage space for tools, bikes or outdoor equipment- Nestled in a fantastic location, convenience and comfort are at the forefront of this property- Situated walking distance to almost everything and the Hunter Expressway is just down the road, ensuring easy commuting, while the newly established Huntlee Shopping Centre and Huntlee Park provide shopping, recreation, and green spaces right at your fingertips.Opportunities like this do not come around often, trust me, try and find another one!Disclaimer:All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate.All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.