

**16 Irving Street, Beresfield, NSW, 2322**

**Sold House**

Wednesday, 6 September 2023

**Altitude.**

16 Irving Street, Beresfield, NSW, 2322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Great Location, Relaxed & Stylish, Pool Plus Studio

Blending effortless, low maintenance living with a wonderfully convenient location, this beautifully presented residence is neatly situated on a quiet tree-lined street, an easy walk from Beresfield's shops, eateries, schools and services. Feeling spacious within, the home delivers a well planned layout that complements flow-through living-dining with a modern kitchen and bathroom, and three generous bedrooms. Moving outdoors, the property continues to appeal with a superb studio perfect for those working from home, perhaps an adjoining covered alfresco, and a sparkling inground pool. Throw in a single garage, an extremely easy-to-care-for yard, and heaps of driveway space on a pancake flat parcel, and you have pretty much everything you could ask for in a home!

- Lovingly updated weatherboard home set on a level parcel in convenient location
- Single level layout presents beautifully, enhanced by an attractive palette, easy-care floors and cornice detailing
- Living space made up of light and airy lounge room and dining space adjoining kitchen
- Stylish kitchen flaunts gorgeous green cabinetry, subway tile backsplash and butchers block benchtops, further accentuated by electric cooking and a handy breakfast bar
- Three carpeted bedrooms, each with built-in robe and ceiling fan
- Contemporary styling through bathroom, complete with bath and spacious shower
- Laundry with enclosed WC and internal/external access
- Split-system AC in living room and master
- Large studio decorated in complementary style to main residence, creates great space for WFH, home gym or teenagers' retreat, featuring air conditioning and ceiling fan
- Freestanding single garage with adjoining covered alfresco/carport with ceiling fan
- Looks out over fenced low maintenance yard and inground pool with feature waterfall
- Long, wide driveway at side of property provides additional parking
- Easy 400m walk to local shops, dining and services, including Woolworths
- Walk 550m to Beresfield Station, then just over 20 minutes to Newcastle Interchange
- Great access to local schools: 650m walk to Beresfield Public School, 1km to Francis Greenway High School
- Close to local swimming pool, parks, dog park, reserve and golf course
- For major shopping and services, its 12km to Maitland, 9km to New Maitland Hospital and 8km to Stockland Green Hills