

16 Muraban Street, Adamstown Heights, NSW 2289

SIMON WALL
PROPERTY

House For Sale

Wednesday, 12 June 2024

16 Muraban Street, Adamstown Heights, NSW 2289

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Simon Wall
0413424062



Amber Tanks
0412064792

\$1,250,000 - \$1,350,000

Proudly placed on the high side of the street to absorb the far reaching, district views this immaculately maintained, art deco residence is brimming with character and awaits its lucky new owners to move in and enjoy. Offering a flexible floorplan that boasts dual living options, this elegant home provides an abundance of options and could be just the opportunity you have been waiting for! From the moment you step inside this federation style home you will appreciate the high ornate ceilings, picture rails, timber fret work and decorative lead lights that typify the craftsmanship and quality of homes built in this era. The front lounge room welcomes you with a combustion fire to set the ambiance perfectly during these cooler months, while the two front bedrooms bathe in natural sunlight due to their north facing aspect. These two spacious bedrooms also feature ceiling fans and floor to ceiling built in wardrobes. Resting in the heart of the home is your spacious, well appointed kitchen which features an original fireplace, gas top cooking, quality Bosch appliances, stone benchtops, breakfast bar and an abundance of cupboard storage space. Adjacent to the kitchen is your open plan lounge and dining room which is perfectly placed for families who love to entertain, or simply unwind after a productive day at work. Extending through to the rear of the home is where the flexible floorplan and versatility comes to life as there is space for a study nook and two more bedrooms. Both of these bedrooms are strategically placed with access to the outside veranda where they enjoy the desirable, north facing aspect with district views and also feature reverse cycle air conditioning. These bedrooms are serviced by another bathroom and separate laundry which also has direct access outside into another covered, entertaining space. The private, beautifully kept backyard showcases an outdoor patio alfresco space that is perfectly placed to absorb the panoramic views, nature filled surrounds and well manicured, established gardens. Alongside this tiered backyard is a separate home office, guest accommodation or teenagers retreat for your growing family to accommodate. Boasting off street parking for numerous cars, plus space for a caravan or boat this well maintained home rests on a 500sqm parcel of land and is situated within a quiet, family friendly street. Enjoying an enviable lifestyle within minutes from Brunner cafes and boutique shopping precinct, Kotara Westfield, McDonald Jones Stadium or less than a 10 minute drive to Merewether's world class coastline this could just be your perfect haven to reside within! - Spacious main bathroom with oversized shower, toilet and vanity. - Internet and electricity connected to home office or guest accommodation - 1km to Saint Columbus Primary School - 1.3km Kotara Westfield and Homemaker Centre - 1.4km to St Pius High School - 2km to Fernleigh Track and Glenrock Conservation Area - 2.9km to Kotara High and Belair Primary School - 4/7km to Merewether Beach and baths - 6km to John Hunter Hospital - Water Rates 818.6 per annum, Council Rates \$2,477 per annum Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.