

# 16 Tennent Road, Mount Hutton, NSW 2290

## House For Sale

Wednesday, 1 May 2024

CENTURY 21.  
Novocastrian

16 Tennent Road, Mount Hutton, NSW 2290

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 733 m2

Type: House



Suzanne Hill  
0249436333

**\$690,000 to \$730,000**

Situated in the rapidly changing and conveniently located suburb of Mount Hutton, this entry-level property with a new colourbond roof is perfect for first home buyers who want to get out of the rent-race or investors. The bedroom is spacious and the home is cosy, comfortable and with a modernised kitchen, adjoining the air conditioned living and dining area. Secure garaging is available with a large freestanding colourbond shed and with the rear yard still accessible for any future development/granny flat etc. An oversized alfresco living/dining area will be perfect year round for entertaining family or friends. Located within a short walk to Aldi Supermarket and Mount Hutton Primary School, you won't need the second car. You will enjoy easy access to grocery shopping at Aldi and with Lake Macquarie Square offering a larger shopping centre when required with Coles and Woolworths as well as many specialty shops. Don't miss out on this entry-level property for first home buyers or a perfect investment property with great potential to build a future granny flat (subject to Council). Zoning: R3 Medium Density Residential Land Area: 733sqm approx Council: Lake Macquarie Land Rates: \$2011pa approx Water Rates: \$812pa approx Estimated Rent: \$500-\$530pw approx We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.