

16 Windermere Avenue, Woodberry, NSW 2322

House For Sale

Thursday, 25 January 2024

16 Windermere Avenue, Woodberry, NSW 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 505 m2

Type: House



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PROPERTY PREVIEW

Property Highlights;- Spacious brick and tile home set in the well established location of Woodberry.- Three bedrooms, all with ceiling fans, one with a mirrored built-in robe.- Dedicated living, dining and rumpus / sunroom.- Large u-shaped kitchen with ample storage, laminate benchtops and a freestanding Westinghouse oven.- Daikin split system air conditioning + an electric hot water system.- Grassed front yard with established gardens and a large front verandah.- Single car garage plus a large garden shed in the backyard.Outgoings:Council Rates : \$1,619.54 approx. per annum Water Rates: \$754.98 approx. per annum Rental Returns: \$500 approx. per week Located in the well established suburb of Woodberry, this conveniently positioned three bedroom home with multiple living areas, offers a chance to secure your first home or next investment in the thriving Hunter region.Woodberry is a town that enjoys easy access to both Newcastle and the Hunter Valley Vineyards within 35 minutes, and with the centre of Maitland a 20 minute drive, and the shopping mecca, Green Hills just 15 minutes away, you'll find all your everyday needs just moments from home.Arriving at the property you'll be greeted by a large grassed lawn and established gardens, leading to a lovely front porch at the point of entry.Stepping inside, you'll find an inviting living room, with carpeted floors, a large window looking out to the yard, and a Daikin split system air conditioner to keep you comfortable during all seasons.There are three bedrooms located along the hallway, all enjoying the comfort of ceiling fans, with the main bedroom featuring a mirrored built-in robe. The original bathroom is located close by to service these rooms.The open plan dining and kitchen area is set at the centre of the home, with a dedicated space for mealtimes, and a u shaped kitchen that features ample storage in the surrounding cabinetry, laminate benchtops, a stainless steel sink, and a freestanding Westinghouse oven.At the rear of the home you'll be pleased to find even more living space, with a large rumpus / sunroom complete with a built-in bar, providing the ideal space to enjoy your downtime and entertain friends.Step through the sliding doors and you'll arrive in the spacious grassed yard which includes a large shed, and access to the single car garage for your off street parking.A home offering this much potential, set in such a convenient location is sure to draw interest from a broad range of keen buyers. We encourage our clients to secure their inspections by contacting the team at Clarke & Co Estate Agents today.Why you'll love where you live;- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 20 minutes to the bustling centre of Maitland.- 3 minutes to Beresfield train station.- Within easy reach of main road connections including the New England Highway and Pacific Highway.- 35 minutes to the city lights and sights of Newcastle, or the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.