

**18 Ranclaud Street, Booragul, NSW 2284**

homeinthehunter.

**Sold House**

Wednesday, 14 February 2024

18 Ranclaud Street, Booragul, NSW 2284

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 710 m2**

**Type: House**



Daniel & Laura McMahon

**\$670,000**

A wonderful opportunity for a first home buyer or investor to get into the lakeside market and make something special, just a few streets back from beautiful Cockle Bay. This home is a true blank canvas and ideal for buyers searching for a home to make into a style all their own. With 3 bedrooms, an open-plan living/dining and a good sized contemporary kitchen flowing onto an undercover deck overlooking a lush level lawn this home ticks all the boxes for enjoying now while planning how you will maximise for the future. Highlights:- A good sized (710m<sup>2</sup>) parcel of land within 500m to both the train station and waterfront.- Lovely, easy-care single-level layout suiting both families or downsizers.- Contemporary light and bright kitchen with breakfast bar, ample pantry, dishwasher and plenty of storage.- Undercover alfresco deck for summer BBQs overlooking a lush lawn with space for veggie gardens, chooks and the puppies.- Garage, underhouse storage and good driveway parking for caravan, boat or tools. Location: 5min to Speers Point, 10min to the Freeway, 15min to Charlestown, 18min to John Hunter Hospital. Lifestyle: Walk with the kids for a picnic and play at Edwards Park. Cycle to Newcastle's best coffee at Mr Sister or along the esplanade to Warners Bay for brunch. Weekends you will love the waterfront Speers Point Farmers Markets or fishing or meeting friends for dinner at Pippi's at the Point. 7min to local Coles, Woolworths, Kmart & Target, 20min to Kotara Westfields, 25min to Redhead Beach and 40min to the Hunter Valley Vineyards.