

**2/2 Academic Street, Thrumster, NSW 2444**



**Unit For Sale**

Saturday, 13 April 2024

2/2 Academic Street, Thrumster, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Brendan Stead  
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## Price Guide \$640,000 - \$680,000

Surrounded by tree-lined nature reserve this immaculate single-level home is the perfect investment property, downsizing home, or affordable entry point into the housing market. One of only two in the complex, it's generously proportioned interior and open-plan spaces are designed for seamless indoor to outdoor living and entertaining. This modern duplex is nestled in a peaceful and picturesque precinct of sought after Thrumster Village. Step inside to find an abundance of natural light flooding the spacious open-plan living area. This home features three well-sized bedrooms including a master bedroom with its own ensuite. Each space captures a tranquil outlook of greenery. A separate formal lounge room offers an extra living space, and for year-round comfort reverse cycle air conditioning has been installed in the family area and main bedroom. The dining and family area seamlessly connect to the open-plan kitchen, complete with a sleek stone island, overhead timber cabinetry and a gas cooktop-ideal for home cooks and everyday gatherings. Enjoy the convenience of a generous single garage with remote access and internal entry. Connect with nature in the alfresco undercover area overlooking the treetops and a fully fenced secure backyard with a lush, grassed area, the ideal blank canvas ready to create your own little oasis. Take advantage of the nearby community playground and just a short drive to Sovereign Place Town Centre and Regional College. This home offers a modern, low maintenance lifestyle in a highly sought-after location-schedule your viewing today to experience it for yourself!

**Property Descriptions**

- Spacious interior with open-plan layout
- Opposite tree-lined nature reserve
- All level low maintenance living
- One of only two duplex homes in complex
- Three comfortable bedrooms with built-in robes
- Additional formal lounge for flexible living
- Ensuite to master bedroom, built in robes
- Air conditioning in main living and master bedroom
- Modern kitchen with sleek stone island bench
- Alfresco area overlooking treetops & lush yard
- Nearby Sovereign Town Centre Shopping
- Short commute to hospital and university
- Approx. 20 minutes to CBD and Town Beach

**Property Details:** Council Rates: \$2,600.00 pa approx. Strata Rates: \$2,260 pa approx. Land Size: 330sqm Rental Potential: \$550 - \$580 pw. The information contained in the advertising of this property is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.