

**2/23 Stanton Drive, Raworth, NSW 2321**

Thompson,  
Clarke

**House For Sale**

Thursday, 13 June 2024

2/23 Stanton Drive, Raworth, NSW 2321

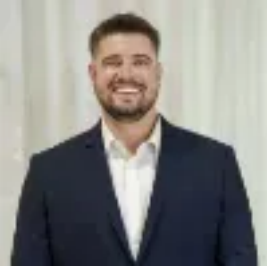
**Bedrooms: 3**

**Bathrooms: 2**

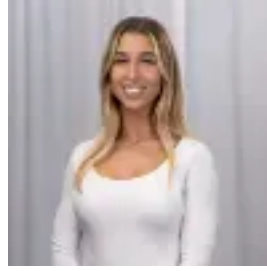
**Parkings: 1**

**Area: 300 m2**

**Type: House**



David Cowan  
0240863800



Suvannah McNabb  
0240863800

## Preview

This immaculate 3-bedroom unit at 2/23 Stanton Dr, Raworth, offers the perfect blend of style, comfort, and functionality. Step Inside and Be Impressed Light and bright, the home features floating floors that flow throughout, creating a seamless feel, while tiled areas at the entry of the home and kitchen add a touch of sophistication. Enjoy year-round temperature control with two split system air conditioners complemented by ceiling fans throughout Convenience is at your fingertips with internal access from the garage, leading you right into the home. Relax and Unwind in Style The bedrooms are built for comfort, with all three carpeted and ceiling fans for added comfort. The master retreat features a luxurious walk-in wardrobe and a spacious ensuite with extra storage. The second bedroom is generously sized and features a three-door built-in wardrobe, while the third bedroom also offers a built-in wardrobe for effortless organisation. The Perfect Place to Entertain Open and inviting, the kitchen and dining area flow seamlessly into one another, perfect for preparing and sharing meals with loved ones. Modern touches include benchtops marbled in colour, adding a touch of elegance, while a 600ml cooktop, range hood, and oven provide all the essential appliances. The handy breakfast bar offers additional prep space or a casual dining spot. Additional Features Alfresco Entertaining: Unwind and entertain under the covered alfresco area, perfect for barbeques and gatherings. Laundry Made Easy: The large laundry features a linen cupboard and ample space for ultimate convenience. Sustainable Living: A 1100L rainwater tank helps conserve water, while the 250L solar hot water with Quantum heat pump ensures a constant supply. Outgoings: Council Rates: \$1950 Approx. per annum Water Rates: \$880 Approx. per annum Rental Appraisal: \$550-\$600 per week Don't miss out on this fantastic opportunity! Contact David Cowan 0422 707 333 or Suvannah McNabb 0431 638 859 to arrange an inspection today! Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.