

**2 Darwin St, Beresfield, NSW, 2322**

**Sold House**

Wednesday, 3 May 2023



2 Darwin St, Beresfield, NSW, 2322

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## Effortless Investment, Potential Renovation Project on Neat Corner Block

Set on a neat corner block framed by leafy landscaping, this residence creates low maintenance appeal within a quiet and convenient location. Ready to move in or rent out, the home expands over a comfortable single level, creating flexible functional spaces accentuated by neutral floors and décor. In terms of living space, there is an easy flow through the lounge and dining room, which is adjoined by a tidy kitchen. From the lounge, a covered patio at the side provides effortless outdoor entertaining, looking out over a fenced grassy yard. Back inside, three bedrooms make up the home's sleep space, serviced by a modern bathroom with walk-in shower. Adding further appeal, a flexi room is located at the back of the property, opposite an external laundry with handy, second WC and a storage area.

- Current estimated rental return of \$390-410 per week
- Move straight in or maximise value through renovation
- Effortless interior accentuated by natural light and neutral tones
- Flow-through living space made up of living room and dining room
- Well placed kitchen features electric cooking and plentiful storage
- Brand new floor covering in kitchen and dining room
- Opens out at side to covered patio and private, easy-care yard
- Three carpeted bedrooms, one with large built-in robe
- Central bathroom features walk-in shower and wall-hung vanity
- Flexibility offered in third bedroom and flexi 'workshop' at back of home
- Home heated and cooled by split-system AC and ceiling fans
- Enclosed external laundry with WC and storage
- Off-street parking provided on driveway
- Great location close to Beresfield Golf Course and Beresfield Bowling Club
- Within easy reach of local shops, dining and primary school
- Just 1.1km to Beresfield Station, then less than 25 minutes to Newcastle Interchange
- Drive 10 minutes Stockland Green Hills and New Maitland Hospital (8km)
- Short 30-minute commute to Newcastle CBD (20km)