

# 22 Alton Close, Raymond Terrace, NSW 2324

## House For Sale

Wednesday, 10 January 2024



22 Alton Close, Raymond Terrace, NSW 2324

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 594 m2

Type: House



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**\$650,000 - \$675,000**

This well presented three-bedroom home offers an incredible opportunity for investors, downsizers, and first home buyers. The home boasts two living areas and a practical lay out that provides plenty of space for growing families and for entertaining guests. Situated in a quiet street, close to the CBD, schools, parks, and river, making it a must-see opportunity for a variety of buyers. It has a spacious backyard, landscaped gardens, and the garage has drive through access for a boat or camper trailer. Key features include:- Open plan kitchen includes an upright stove/ oven, rangehood and dishwasher.- Tiles to entry and kitchen areas.- Separate lounge room with reverse cycle air-conditioning and ceiling fan.- Carpet in all bedrooms, lounge, and dining room.- Main bedroom is situated at the rear of the home and features a walk-through robe, built-in robe, ceiling fan and a large ensuite that has a shower, toilet, and vanity.- The remaining two bedrooms feature built-in robes and ceiling fans.- Large main bathroom features a shower, vanity, and bath.- Separate toilet.- Good size linen cupboard.- Spacious laundry has access to the backyard.- Large sliding glass door leads from the living room to the courtyard.- Double garage has one remote roller door and rear single door for drive through access.- Freshly painted inside.- Roof tiles have been resealed and painted. Call us today to arrange an inspection. Approximate travel time Newcastle (30 minutes). Newcastle Airport (20 minutes). Nelson Bay (40 minutes). Sydney (2 hours). Block size: 594m<sup>2</sup>. Council rates: \$400 per quarter. Water rates: \$206.35 + usage per quarter. Rental Appraisal: \$570 - \$585 per week. Property built in 1990. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".