

**22 Brush Box Avenue, Medowie, NSW 2318**

**House For Sale**

Tuesday, 5 March 2024



22 Brush Box Avenue, Medowie, NSW 2318

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



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**\$630,000 - \$670,000**

This beautiful home has an abundance of appealing features both inside and outside, boasting three great size bedrooms, central bathroom, large kitchen, dining, and lounge room. Out the back has a covered deck that overlooks the in-ground swimming pool and is a perfect spot for outdoor relaxation and entertainment. Situated in a sought-after part of Medowie, all prospective buyers will benefit from its proximity to the CBD, schools, parks, skatepark, tennis club, Boyd Oval, Bull 'N' Bush Hotel and Kindlebark Oval. Whether you are a first home buyer, or an investor, this house is an opportunity not to be missed. Key features include:- Tiled entry provides a warm welcome.- Spacious lounge room features a ceiling fan and air-conditioner, ensuring year-round comfort.- Adjacent dining room seamlessly connected to the lounge room.- Expansive kitchen area featuring an upright stove and ample space for a dishwasher.- Master bedroom complete with a ceiling fan, mirrored robes, and ample natural light.- Second bedroom has carpet flooring.- Third bedroom has carpet flooring and its own air-conditioner.- Centrally located bathroom offering a bath, convenient shower, separate toilet, and vanity area.- Good size walk-through laundry leading to the backyard oasis.- Covered back deck overlooking the inviting in-ground swimming pool, ideal for entertaining, or simply unwinding.- Generously sized backyard complemented by a garden shed, offering plenty of space for outdoor activities.- Carport situated conveniently to the side of the house with easy access to the backyard.- Fresh exterior paint, provides beautiful curb side appeal. Call us today to arrange an inspection. Approximate travel time Newcastle (30 minutes). Newcastle Airport (10 minutes). Nelson Bay (30 minutes). Sydney (2 hours). Block size: 582m<sup>2</sup>. 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".