

22B Russell Street, Branxton, NSW 2335

Sold Duplex/Semi-detached

Wednesday, 10 April 2024



22B Russell Street, Branxton, NSW 2335

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 297 m2

Type:

Duplex/Semi-detached



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\$600,000

Occupying an idyllic position with easy access to the Hunter Expressway, Huntlee Village and Branxton township, this modern and instantly appealing 3 bedroom weatherboard cottage set behind a white picket fence perfectly fuses modern elements whilst paying homage to the classic Australian beach house. The heart of the home is the spacious open plan living/dining zone featuring a designer kitchen with 40mm stone benches, island breakfast bar, waterfall edges and feature pendant lighting. The living area opens through glass sliding doors to a covered outdoor entertaining area and a low maintenance courtyard-style garden. All 3 bedrooms come with ceiling fans and are generously proportioned, the master bedroom at the front of the home features a large built-in-robe and an elegant ensuite. The main bathroom is situated adjacent to the 2nd and 3rd bedrooms and offers a separate shower recess, a deep freestanding bath and a separate toilet suite for added convenience. The low maintenance yard and covered outdoor entertaining area will be a joy for year round entertaining. This home will appeal to downsizers, first home buyers and investors with nothing to do except move in and enjoy. - Stunning kitchen with stone benches, S/S appliances, pantry & dishwasher - Open plan living & dining with engineered timber floors & air-conditioning - Generously sized main bathroom with separate shower recess & bathtub - Main bedroom has built-in-robe & ensuite, bedrooms 2 & 3 have built-ins - Single automatic garage with the added convenience of internal access - Level, low maintenance courtyard garden, perfect for downsizers/retirees* Council rates: Approx \$1,336 per annum* Water rates: Approx \$753 per annum + usage* Strata levies: Approx \$2,543 per annum **DISCLAIMER:** This entire document has been prepared as a guide only. The vendor and the agent make no warranties as to its accuracy. All interested parties must rely on their own enquiries.