

**24 Delprat Avenue, Beresfield, NSW 2322**

**Sold House**

Friday, 25 August 2023

24 Delprat Avenue, Beresfield, NSW 2322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 645 m2**

**Type: House**



Rob McCorriston  
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## Contact agent

You will be amazed at the opportunity and the convenience of being in arguably one of the Hunter's most central suburb's, which is just 24 minutes to Newcastle CBD, 15 minutes to Greenhill's Shopping Centre and just a 10-minute walk to Beresfield business district and train station. Welcome to 24 Delprat Avenue, Beresfield. Perfectly positioned and set to ignite the imagination, this vibrant & light filled R2 Zoned, hardi-plank and iron 3-bedroom home is set on a 645sqm level block of which you will instantly be impressed with the practicality of the floorplan, the generous living spaces, the open plan layout and a seamless flow of indoor living meets outdoor entertaining. Features Include:- Master bedroom with built-in robe, ceiling fan and box AC- Bedroom 2 with built-in and ceiling fan- Bedroom 3 can be used as either as a bedroom or family room- Separate lounge room with box AC & ceiling fan and natural gas connection- Enclosed sunroom at the front of the home – perfect for that early morning coffee- Separate dining area off kitchen- Updated kitchen with plenty of storage, gas cooktop, oven, rangehood, breakfast bar and plenty of storage solutions- Bathroom with separate shower & bath as well as vanity - Separate toilet area with wash basin- External Laundry with heaps of storage solutions- Huge Automatic double car garage with rear workshop - 4 car carport with automatic tilt roller door for privacy and security - Rear single garage perfect to convert to a home office- Manicured rear yard with garden shed, grass as well as veggie garden Other Features:- 25 Minute Drive to Newcastle CBD & 5 Minutes' Drive to the M1 Motorway- 10 Minute Walk to Beresfield Train Station (10 minutes to Newcastle University, 15 Minutes to Beaumont Street, Hamilton & 22 Minutes to Newcastle Interchange)- 9 Minute Walk to Beresfield Bowling Club | 10 Minute Walk to Beresfield Woolworths- Zoned for Beresfield Public School & Francis Greenway High school Outgoings Include:- Council Rates - \$464.85 P/Q Approx.- Water Rates - \$250.00 P/C + Usage Approx.- Return \$500.00 - \$530.00 per week Contact Rob McCorriston today on 0406 121 166 for further information. Disclaimer: All information contained herein is gathered from sources we deem reliable. Nonetheless, we cannot guarantee the information's accuracy and act as a messenger only in passing on information. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the owner's request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.