

25 Benjamin Lee Drive, Raymond Terrace, NSW 2324



## House For Sale

Wednesday, 14 February 2024

25 Benjamin Lee Drive, Raymond Terrace, NSW 2324

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 738 m<sup>2</sup>

Type: House



Joel Osborn  
0249873571



Liam Osborn  
0249873571

## Market Preview

This well presented and updated three-bedroom home offers an incredible opportunity for investors, downsizers, and first home buyers. The home boasts two generous living areas and a practical lay out that provides plenty of space for growing families and for entertaining guests. Situated in a popular part of town, close to the Lakeside Shops, Tavern, schools, parks, and Lakeside Leisure Centre, making it a must-see opportunity for a variety of buyers. It has a spacious backyard, landscaped gardens, drive through access for a boat or camper trailer, 10m saltwater swimming pool and a 4-person spa. Other key features include:- Spacious main bedroom has a ceiling fan, built-in robe and ensuite. The ensuite has a shower, vanity, toilet, and exhaust fan.- The remaining two bedrooms have built-in robes and ceiling fans.- Large lounge room at the front of the house with a walk-in bar.- Open plan kitchen and living room. The kitchen has a gas cooktop, rangehood, dishwasher and wall oven.- Formal dining opens to the garage and outdoor area.- Insulated outdoor entertaining room that is enclosed with fly screen.- Spacious main bathroom features a shower and bath, with a separate toilet and separate vanity.- Ducted reverse cycle air conditioner throughout.- High speed fibre optic internet to the home.- Laundry at the back of the garage.- 29 Solar panels and 2 solar batteries.- Solar hot water system. - 4000 litre rainwater tank.- A fully restored tiled roof which has been sealed and painted.- Two new whirlybirds.- Freshly painted throughout.- New guttering, gutter guard, and downpipes.- New carpet in all bedrooms and lounge room.- Slate tiled flooring in the dining, kitchen, hallway and living room.- Remote controlled ziptrak external blinds on the front windows.- Double garage with drive through access.- Two 3m x 3m garden sheds and an enclosed pool pump shed.- Raised garden beds.- Security alarms on all doors and windows with panic button in main bedroom. Call us today to arrange an inspection. Approximate travel time Newcastle (30 minutes). Newcastle Airport (18 minutes). Nelson Bay (40 minutes). Sydney (2 hours). Block size: 738 m<sup>2</sup>. Council rates: \$336 per quarter. 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".