

# 25 Frater Avenue, Tenambit, NSW 2323

## House For Sale

Monday, 8 January 2024

25 Frater Avenue, Tenambit, NSW 2323

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 521 m2**

**Type: House**



Nick Clarke  
0240043200



Mikhaela Oldham  
0240043200

## PROPERTY PREVIEW

Property Highlights:- Immaculately presented three bedroom brick and tile beauty set in an ideal location.- A dedicated living room + a light filled dining room.- Three spacious bedrooms, two with built-in robes.- Large kitchen with ample storage, plenty of bench space, a tiled splashback, a Bosch dishwasher + a freestanding Westinghouse oven.- Stylishly updated bathroom with floor to ceiling tiles, a floating vanity and a large shower with a built-in recess + a handy 2nd WC.- Lovely timber floorboards, newly installed downlighting + a fresh neutral paint palette throughout.- 2 x air conditioning units, ceiling fans in all bedrooms + a Crimsafe screen on the front door.- A dedicated entertaining area complete with a pergola + outdoor power access.- A spacious backyard with rural views, plenty of green grass + gate access to a Council reserve at the rear of the property.- A separate single car garage at the rear, accessed via a long driveway.- 1975 build.- Walking distance to Tenambit Foodworks, local coffee shops and butchers.Outgoings: Council rates: \$2,463.09 approx. per annumWater rates: \$825.42 approx. per annumRental return: \$520 approx. per weekSet on a lovely street in the ideally located suburb of Tenambit, this impressive three bedroom brick home, offers a spacious floor plan, stylish updates throughout, and an entertainer's delight in the backyard and is sure to tick all the boxes for your new home!With easy access to the public school, and within a short distance to the local shopping complex, this convenient location is set to impress! Further afield, you'll find Newcastle a 40 minute drive, and the Hunter Valley Vineyards 30 minutes by car, providing access to all the best sights and delights of the region in no time!Arriving at the property, a lovely brick and picket fence, a sweeping front lawn, and established gardens frame the home, with a large driveway leading to a separate single car garage for your off-street parking. Built of an appealing brick and tiled roof construction, this home offers plenty of curb appeal from the point of arrival.A tiled patio sits at the entrance to the home, providing access to the spacious entry foyer revealing the stylish timber floorboards, newly installed downlighting, and the fresh neutral paint palette found throughout.There are three bedrooms on offer, all featuring ceiling fans, two of the rooms benefiting from built-in robes, and one with split system air conditioning for ultimate comfort. Servicing these rooms is the beautifully updated main bathroom which boasts gleaming floor to ceiling tiles, square set cornices, a floating vanity, and a large shower with a built-in recess.There is a spacious living room set at the entrance to the home, enjoying an abundance of light from the large windows in place. A dedicated dining room is located close by, with a Daikin air conditioner and a large window providing rural views beyond the backyard.The generously sized kitchen includes plenty of storage in the surrounding cabinetry, ample preparation room atop the laminate benchtops, a tiled splashback, a dual stainless steel sink, a freestanding Westinghouse oven with a ceramic cooktop, and a Bosch dishwasher, set to make cleaning up a breeze. A dedicated laundry is located adjacent that includes a handy second WC and direct access to the yard.The generously sized 521.1 sqm parcel of land delivers a lovely fully fenced backyard with rural views to be enjoyed, plenty of green grass, and access via a gate to the Council reserve backing onto the property, providing even more space for the kids to enjoy.Those looking for space for their outdoor BBQ and entertaining will not be disappointed, with a raised concrete entertaining area with a pergola and outdoor power access providing the ideal space for all your outdoor cooking and dining needs.Make no mistake, a home presented to this high standard, set in such an ideal location is sure to draw a large volume of interest from investors and owner occupiers alike. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.Why you'll love where you live;- Located less than 10 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 12 minutes to Maitland CBD and the revitalised riverside Levee precinct offering an array of dining and retail options.- A short five minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 40 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. 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