

# 255 Grandview Road, Rankin Park, NSW 2287

## House For Sale

Thursday, 15 February 2024

255 Grandview Road, Rankin Park, NSW 2287

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 663 m<sup>2</sup>

Type: House



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## Guide \$900,000

Sited on a level block in a family-friendly locale, this spacious home effortlessly fulfils the family's wish list, promising comfort, convenience, and fun-packed resort-style living. Entry is through a tiled multipurpose room, currently configured as a bar and relaxation space. Ascend a couple of steps to the spacious open plan living, dining, and kitchen area. With light streaming in from dual-aspect windows, an air-conditioner, and a ceiling fan, it's a comfortable space for family gatherings. Head down the hall to find two double bedrooms with fans and built-in robes, including the master with air-conditioner. Opposite, a laundry and family bathroom provide convenience. Continuing through the home, discover a split-level extension containing a study room with built-in robe, a second bathroom, a bright family room, and two more bedrooms – one up and one down. The lower bedroom features built-in robes, and the upper bedroom contains an air-conditioner and fan. This room, with windows on three sides and an elevated leafy outlook, could also serve as a wonderful work-from-home or study space. Open the slider from the family room and be wowed by the resort-style living that unfolds – bursting with appeal and built for entertaining and fun-packed weekends at home. Fully fenced and wonderfully private, with a refreshing free-form pool, a spectacular cabana with TV points, a covered barbecue area, and a swathe of lush lawn nearby. There'll be no reason to ever leave! Whether you're sprawled out on the outdoor lounge with a book while the kids splash about, or entertaining friends in the alfresco dining area, your days and weekends will be effortlessly enjoyable. Additional amenities include a circular driveway and fully fenced block with double garage, large shed, and plenty of off-street parking. As an added bonus, the home includes solar panels to alleviate rising electricity bills. In this sought-after spot, nature lovers and adventurous kids will appreciate the proximity to Ironbark Creek and Blue Wren Creek parks, as well as the Elmore Vale playing fields. You have plenty of places to roll out your picnic rug, or to roam and explore. This address is zoned for Wallsend South Public and Lambton High, with a choice of preschools and daycares nearby. For shopping centres take your pick from nearby Elmore Vale village or a little further afield, Westfield Kotara, Charlestown Square, and Stockland Glendale just a short drive away. Hospital workers will love this home's proximity to John Hunter Hospital, and commuters will appreciate the easy access to both the bypass and the link road. Ready to enjoy fun-packed weekends in a comfortable and spacious family home with all the extras? Then schedule a visit today!

**Features include:**

- Family-friendly, comfortable home on a level block, offering fun-packed resort-style living for one very lucky family.
- Four double bedrooms, all with fans and three with built-in robes; master bedroom with air-conditioner.
- Three living areas include a spacious open plan living/dining with AC and ceiling fan, multipurpose room with bar, and family room opening onto the backyard and pool.
- Functional U-shaped kitchen with double pantry, gas hob, double sinks, and dishwasher.
- Two bathrooms and laundry with large storage cupboard, plus an additional linen cupboard.
- Outdoor living highlights include a refreshing free-form pool, a spectacular cabana, covered barbecue area, and lush lawn.
- A circular driveway, double garage, double shed, fully fenced block, and plenty of off-street parking.
- Solar panels for energy efficiency and reduced power bills.
- Zoned for Wallsend South Public and Lambton High, with a choice of preschools and daycares nearby.
- Bushland haven with fun-packed features and convenient access to shopping centres, the John Hunter, and major arterial routes.

**Outgoings:** Water rates: \$908.22 approx per annum Council rates: \$1,510.44 approx per annum

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