

# 28 Edward Street, Tenambit, NSW 2323



## House For Sale

Tuesday, 28 May 2024

28 Edward Street, Tenambit, NSW 2323

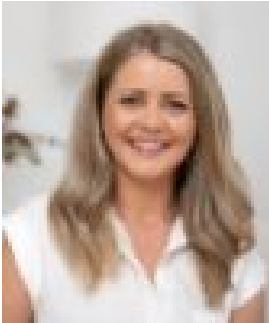
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 814 m2**

**Type: House**



Stephanie Jordan

0413452297

## Guide \$1,000,000 - \$1,100,000

Impressively spacious and superbly versatile, this lovely family home reveals an abundance of living and sleep space, ready and waiting to be raised to its full potential. Built in 1985 and beautifully maintained, the home retains much of its original charm offering a great opportunity for families seeking additional space without breaking the bank. An extra bonus are the modern additions of ducted air conditioning and solar system both installed in the last 3 years. As time passes, if you're looking to add value, there's many options for gradual updates to maximise potential. In terms of living space, there is a large, high-ceilinged lounge up front, and a timber-floored dining room that connects to the spacious kitchen and a pretty alfresco. Downstairs, a rumpus is joined by a studio and kitchenette, which would make for ideal guest accommodation or granny flat. Moving outdoors, an enclosed verandah creates further private alfresco living, complemented by a sparkling inground pool, above-ground spa and poolside cabana. For tradies, the triple garage will seal the deal! - Split-level family home set on generous parcel on quiet, tree-lined street - Expansive layout showcasing ample opportunities and flexibility over the two levels - Large lounge room with combustion fire joins separate dining room on main level - Timber kitchen boasts modern appliances and breakfast bar within spacious footprint - Dining leads out to covered deck at side of home - Master suite, three additional bedrooms and home office on this level all with built-in robes - Tidy ensuite and main bathroom, plus third WC in lower-level laundry - Rumpus with full bar features on ground level, opening out to enclosed alfresco - Flexi studio with kitchenette and split system AC making for a potential teenagers' retreat, fifth bedroom or guest accommodation - Fully fenced backyard shows off grassy yard and great pool area, complete with spa and cabana - Gated side driveway access to freestanding triple garage, additional parking on driveway - Reverse cycle ducted AC to climatise the upstairs floor installed within the last few years - Relatively new at just 3 years old, a 32kw solar system to help reduce electricity costs - 180m walk to Tenambit Public School, just a little further to local shops and eateries - Close to Victoria Street Station and East Maitland's hub - Within easy reach of a selection of public and private schools, as well as Stockland Greenhills and Maitland Hospital

Council Rates: \$1,808 PA Approx  
Water Rates: \$821 PA + Usage Approx  
Disclaimer: While Lisa Macklin Property has taken all care preparing this advertisement and the information contained has been obtained from sources that we believe to be reliable, Lisa Macklin Property does not represent, warrant, or guarantee the accuracy, adequacy, or completeness of the information. Lisa Macklin Property accepts no liability for any loss or damage from reliance on this information.