

**2b Aubin Avenue, Thrumster, NSW 2444**



**Sold House**

Monday, 6 November 2023

2b Aubin Avenue, Thrumster, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 282 m2**

**Type: House**



Greg Bates

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## Contact agent

Attention all astute investors and those in search of a contemporary and low-maintenance lifestyle without compromising on space. Look no further, as here is an incredible opportunity to acquire a spacious four-bedroom semi-detached home in a tranquil neighbourhood, conveniently located near essential amenities. The mantra of real estate, "location, location, location," rings true in this sought-after precinct. Immerse yourself in a community that offers top-notch schools, picturesque parks, and a modern shopping centre. From a well-stocked supermarket to delectable eateries and trendy cafes, this vibrant hub delivers. And for those seeking a little retail therapy, specialty stores await. The well-designed layout, features four bedrooms, including an ensuite master bedroom that seamlessly connects to outdoors. The contemporary stone island kitchen serves as the heart of the home, flowing effortlessly into the open-plan living and dining area. Step outside onto the fantastic alfresco entertaining space, perfect for hosting gatherings. Rest assured, the low-maintenance backyard is ideal for both children and pets. Comfort is ensured throughout the year, with reverse cycle air conditioning in the living area and main bedroom, complemented by ceiling fans in all bedrooms. The sleek white bathroom, conveniently located, even boasts a relaxing bathtub for those who enjoy a tranquil soak. And the icing on the cake? This haven is an approx. 10-minute drive from the waterfront and CBD, with the Hospital, University, and Medical Hub approx. five minutes away. Convenience at its finest! Don't let this beauty slip through your fingers - properties in this prime location are in high demand and sell quickly. Snag a stress-free investment or indulge in modern low-maintenance living - the choice is yours.

Property Descriptions - Private & spacious duplex-one of only two - Reverse cycle air con, ceiling fans, gas cooktop- Main bedroom opens onto alfresco area - Modern kitchen, open-plan living, and dining - Low maintenance family-friendly backyard - Close proximity to the Sovereign Town Centre- Approx 5-minutes to hospital, university, medical hub

Property Details: Council: \$2,370 p/a approx. Strata: Self-Managed Land Size: 282m<sup>2</sup> Rental Potential: \$580-\$620 p/w

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