

3 Simpson Street, Valentine, NSW 2280



House For Sale

Thursday, 16 November 2023

3 Simpson Street, Valentine, NSW 2280

Bedrooms: 3

Bathrooms: 1

Area: 575 m2

Type: House



Stuart Derham

Preview

R&W Charlestown is proud to present this lovely updated family home, located in the enviable and sought after location, known locally as "Old Valentine".The mind boggles at the multitude of options this property offers a new owner!On offer here is a quality three bedroom home that has been lovingly renovated by the current owners and presents with as new flooring/carpet, sporting an as new kitchen & bar fridge (built in), bristling with quality appliances.The home is freshly painted, with new blinds/curtains & ceiling fans in the bedrooms.The bathroom is modern neat and tidy, there is a organic vegetable garden in the backyard, along with a covered out door entertaining area.There is a large, as new swim spa offered with the property (price to be negotiated with the successful purchaser).The rear yard is of generous proportions, landscaped/terraced and very private, the front yard is large, with plenty of opportunities to add extra infrastructure, e.g. shed/garage STCA.The property is currently tenanted until 24th May 2024, with a rental return of \$600 P/W.This property also comes with a DA approved new house plan, for a knockdown and rebuild.The proposed dwelling features, 4x bedroom, 3x bathroom, 2x car garage, it is a two story house, modern and architecturally designed.The DA was approved in Sept 2021 allowing plenty of time to commence building.We have added the approval and plans below in a downloadable PDF, for your perusal.The site may also be eligible for a DA time extension (STCA, if required), due to it's approval being stamped during the covid lockdown.There are 21x Solar panels, more than we have seen on any home in recent times, ensuring your electricity bills will be almost, non existent.The home is located on the high side of the street, in a quiet cul-de-sac.Minutes from the lake, schools, parks, beaches and shops, with transport nearby.It offers investors & owner occupiers an enviable lifestyle, in one of Newcastle's most sought after suburbs.Be quick, this property wont last!