

**32 Starboard Close, Rathmines, NSW 2283**

**Avery**

**House For Sale**

Saturday, 2 December 2023

32 Starboard Close, Rathmines, NSW 2283

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 333 m2**

**Type: House**



Leah Avery

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**\$640,000**

Nestled in the heart of a family-friendly cul-de-sac, this brick and tile residence epitomises the essence of easy living, situated a mere 850m from the local shopping village and just a kilometre from both the public school and Rathmines Park. Boasting a compact 333.7sqm block, this well-maintained home is a tightly held, appealing to first-home buyers, discerning downsizers, and savvy investors who appreciate a property that practically takes care of itself. Neatly presented with a tasteful neutral colour palette and equipped with air-conditioning, the thoughtfully designed floorplan features an inviting open plan living and dining area anchored by a well-maintained original electric-equipped kitchen. Three bedrooms are serviced by a convenient three-way bathroom. The single garage ensures seamless internal access to the home, while the easily maintained yard provides a perfect setting for alfresco enjoyment. Rathmines, a peaceful lakeside community, offers an array of recreational facilities, including breathtaking waterfront views, parks, and picturesque picnic spots along the lake. For those seeking aquatic adventures, a quick four-minute drive leads to the best dual-access boat ramp on Lake Macquarie, making every day an opportunity to embrace the tranquillity of lakeside living.

- Single level brick and tile home on low maintenance 333sqm cul-de-sac block
- Open plan living and dining with A/C, neutral decor and vinyl plank floors
- Tidy original kitchen with electric stove
- Two of the three bedrooms are fitted with a built-in robe served by 3-way bathroom
- Internally accessed single garage
- Pleasant stroll to waterfront reserve, Rathmines Public School and local shops, clubs a- restaurants
- 9 mins to Toronto main street and high school, min to Awaba railway station
- 40 min to heart of Newcastle, 75 min to Sydney via M1

Avery Property Professionals are proud to present this home to the market. Please contact Leah Avery today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.