

# 34 Birchgrove Drive, Wallsend, NSW 2287

## House For Sale

Wednesday, 1 May 2024



34 Birchgrove Drive, Wallsend, NSW 2287

**Bedrooms: 4**

**Bathrooms: 2**

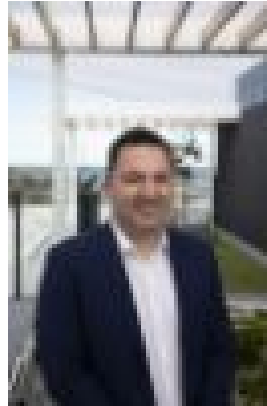
**Parkings: 2**

**Area: 887 m2**

**Type: House**



Rodney Goodwin  
0414392234



Vlado Zvicer  
0414216040

**\$1,200,000 - \$1,300,000**

Elevated up on a corner block in the esteemed Silver Ridge Estate, this dual storey home is the consummate entertainer. Stretch out in the three separate living areas, host a gathering under the covered alfresco, and cool off or get fit in the 10m lap pool, solar heated for year round use, before relaxing in the spa. Offering a real sense of privacy and seclusion, this home is real haven inside. Formal lounge and dining as well as the relaxed family living and gas-equipped kitchen are staged on the ground floor along with a study/fourth bedroom. Glass sliding doors offer a seamless transition to the covered alfresco area and the pool and spa both drenched in northerly sunshine. Upstairs, find a rumpus, three robed bedrooms including a master with large walk-in robe and ensuite, and a full-size main bathroom. A decked balcony is oriented to the northeast, making it a delightful spot to sit with your morning cuppa or afternoon cocktail. In addition to the double garage with internal access, the block's dual access to Wootton Close gifts access to park the boat or motorhome. Beyond the allure of this spacious family home, the location seals the deal. Enjoy the ease of a super-central locale, where access to key link roads makes your daily commute a breeze. Reach the M1 and Hunter Expressway in just 10 minutes, while Newcastle CBD and beaches are a 15-minute journey away. The proximity to John Hunter Hospital, University of Newcastle, schools, shops, and the delightful Brickworks Park ensures that everything your family needs to thrive is within easy reach. Dual storey family home on elevated 887sqm block Secondary access from Wootton Close into additional parking Split system a/c to family room, upper level rumpus and main bedroom Gas cooktop, under bench oven, stainless steel dishwasher 10m solar heated pool and spa 7kW solar electricity system Number 23 bus stops at the door for an easy commute to Newcastle East via Lambton Building and Pest inspections available on request Water Rates: \$893.49 pa Council Rates: \$2023.68 pa Rental Appraisal: \$950-\$990 pw Contact your Premier agents Rodney Goodwin, Vlado Zvicer and Daniel Byrnes today to secure your inspection before this amazing opportunity is sold. **DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.