

**35 Ranclaud Street, Booragul, NSW 2284**

homeinthehunter.

**Sold House**

Wednesday, 23 August 2023

35 Ranclaud Street, Booragul, NSW 2284

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1739 m2**

**Type: House**



Daniel & Laura McMahon

**\$805,000**

Set a few streets back from beautiful Cockle Bay and with an unheard of 1739sqm parcel of land, this classic Lake Macquarie cottage delivers space for those running businesses or looking to create their own holiday inspired oasis. Arrive at the end of the long driveway and instantly breathe out; its green, it's tranquil and it presents opportunity for the future, with a stunning view to be obtained if you go up (STCA). Updated with a modern kitchen and featuring an inviting open-plan family zone, you will love chilly nights around the woodfire and summers pouring out onto the deck. With plenty of space and privacy this will suit families searching for the ultimate backyard adventures, a builder wanting a project, or those simply wanting to park their trucks, boats & caravan. Highlights:- Rare and 1739sqm of land just 500m to both the train station and waterfront.- Private and ideally set back from the street.- White modern kitchen with stainless steel appliances.- 3 Bedrooms with Fans & Robes plus handy Utility Room for music practice or man cave. - DLUG and paved driveway for caravan or boat.Location: 5min to Speers Point, 10min to the Freeway, 15min to Charlestown, 18min to John Hunter Hospital.Lifestyle: Walk with the kids for a picnic and play at Edwards Park. Cycle to Newcastle's best coffee at Mr Sister or along the esplanade to Warners Bay for brunch. Weekends you will love the waterfront Speers Point Farmers Markets or fishing or meeting friends for dinner at Pippi's at the Point. 7min to local Coles, Woolworths, Kmart & Target, 20min to Kotara Westfields, 25min to Redhead Beach and 40min to the Hunter Valley Vineyards.