

# 37 Engel Avenue, Karuah, NSW 2324

## Sold House

Friday, 3 November 2023

37 Engel Avenue, Karuah, NSW 2324

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 935 m2

Type: House



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**\$545,000**

Property Highlights:- A spacious brick and tile home set on a massive 935.8 sqm parcel of land, just a short stroll from the banks of the Karuah River.- Dedicated living room + an open plan living and dining area.- Large u-shaped kitchen with ample storage, 30mm laminate benchtops and a freestanding Euromaid oven.- Three generously sized bedrooms, all featuring ceiling fans.- 2x split system air conditioning systems in the master bedroom and open living.- Glass sliding doors to a semi-enclosed alfresco area, with a dedicated laundry + additional storage room.- Rear lane access to the huge yard with a separate single car garage + garden sheds for all your tools and gear!Outgoings: Council Rates: \$1,315.05 approx. per annumWater Rates: \$767.52 approx. per annum Rental Returns: \$400 approx. per week Set on a massive 935.8 sqm parcel of land, within moments of the stunning Karuah River, this three bedroom brick home is sure to prove popular with first home buyers, sea changers and investors, who can spot a great buy from a mile away!Karuah is a lovely riverside village, steeped in history, renowned for its fresh oysters and top fishing spots, with plenty of scenic locations along the river and recreation options to enjoy.The pristine shores of Port Stephens are a 45 minute drive, with the township of Raymond Terrace just 20 minutes away, offering all the daily services and amenities you could require.Located within walking distance of the Karuah River, parklands, local shopping options and the RSL Club, this perfectly positioned home is sure to impress!Upon arrival, a sweeping grassed lawn and a large verandah spanning the width of the home provide a lovely first impression. Stepping inside you'll enter the dedicated living area of the home, with exposed brick walls, stepped cornices, and a large window providing a lovely view across the front yard.Three bedrooms are tucked away along a private hallway, all featuring ceiling fans, providing additional comfort during the warmer seasons. Servicing these bedrooms is the bathroom located along the hall which includes a ¾ timber panel wall, a large vanity, a shower and the convenience of a separate WC.At the rear of the home, you will find a spacious open plan living, dining and kitchen area, complete with split system air conditioning, providing year round comfort for all.The large U-shaped kitchen offers plenty of storage space in the surrounding cabinetry, ample room atop the 30mm benchtops, a freestanding Euromaid oven, and a handy servery window to the living area. Glass sliding doors open out to a semi-enclosed alfresco area, with a dedicated laundry and storage space located adjacent. Stepping outside to the yard, you'll note a lovely paved area, perfect for enjoying your outdoor meals under the stars.Storage will pose no issue in this home, with rear access via Halloran Lane to the Colorbond garage, along with several garden sheds in the yard for all your tools and gear.The massive 935.8 sqm parcel of land provides a grassed yard, established garden beds, and with this much space, plenty of potential to explore!A home of this nature, set in a desirable lifestyle location such as this is sure to attract a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.Why you'll love where you live;- A short stroll to the mighty Karuah River, local shopping, and parklands to enjoy.- 20 minutes from Raymond Terrace, providing a huge range of services and retail options for all your daily needs.- Less than 30 minutes to Tea Gardens and Hawks Nest.- A 45 minute drive to the pristine shores of Port Stephens.- Less than an hour to city lights and sights of Newcastle.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.