

**4 Charles Street, Tingira Heights, NSW 2290**



**House For Sale**

Friday, 5 April 2024

4 Charles Street, Tingira Heights, NSW 2290

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 809 m2**

**Type: House**



Julie Beattie  
0409654275



Paul McAllister  
0447122113

**\$750,000 - \$790,000**

Positioned for lifestyle excellence in a peaceful pocket of Tingira Heights surrounded by leafy tranquility and capturing lake glimpses, this generous block packs so much for your convenience. The effortless floorplan provides well-proportioned living that flows from room to room without compromising on privacy, and on-trend upgrades offer ideal family comfort. The well-connected lounge, kitchen and dining space, three bedrooms and downstairs multi-purpose room maximise the home's flexibility, and the rear enclosed deck is ideal for dining and relaxing in all seasons. Sitting close to an array of all essential amenities, you are mere moments away from shopping, dining and schools, as well as being central to lifestyle benefits such as the lake, local beaches, walking trails and parks. You will love being part of the thriving Lake Macquarie community and enjoying all it has to offer.- Elevated home in a quiet neighbourhood on a large 809sqm block- District outlook surrounded by sunlit trees and lush greens with lake glimpses beyond- Freshly painted with a neutral colour palette throughout- Bright front lounge room with wood fireplace- Updated kitchen with modern appliances, large pantry, and is open to the dining space- Three bedrooms, main with built-in-robe, serviced by the tiled main bathroom- Versatile downstairs multi-purpose room perfect for a teen retreat or home office- Ceiling fans and multiple reverse-cycle air-conditioners for year-round comfort- Excellent NBN Internet, original timber floorboards upstairs, floating floorboards downstairs- Enclosed rear deck steps out to the grassy, fenced yard- Under-house storage, downstairs laundry- Fantastic first home, investment or next step for the growing family with potential to develop or build a granny flat (STCA)- Zoned for Floraville Public School and close to parks, playgrounds and the bus stop for the school route- Just 1.7km to Lake Macquarie Square, 2.1km to Bennetts Green Homemakers Centre- 3.8km to the lake's edge at Croudace Bay- Easy access to arterial roads for the daily commute