

# 40 Morton Parade, Rankin Park, NSW 2287

## House For Sale

Thursday, 15 February 2024

40 Morton Parade, Rankin Park, NSW 2287

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 607 m2

Type: House



Luke Wilson  
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## AUCTION

Step into this beautifully renovated and extended single-level home, where picking your favourite feature is no easy task. The opened up and expanded floorplan creates a seamless living and dining space that's perfect for year-round comfort. Picture cosying up by the gas fire or enjoying the breeze from the ducted air conditioning while admiring the European oak engineered boards that adds a touch of elegance to every corner. A versatile extra room can be whatever you want it to be - a home office, a TV room, a kids' play area, or even a fourth bedroom. The choice is yours! An ensuite has been added to the main bedroom, offering privacy for parents, while the tiled, covered deck is just begging for you to unwind and entertain, soaking up the northern sun and lush bush views while listening to the birdsong. Outside, the backyard has been levelled to create a safe haven for kids and pets to play, complete with an adorable cubby house that's sure to steal their hearts. Plus, with two separate driveways, parking is a breeze. Whether you prefer the convenience of the carport for easy access or the double garage and double carport combo for your trades or hobbies, 40 Morton Parade has you covered. Explore nearby bush trails for biking and walking. And with Elermore Vale shopping centre just a four-minute drive away, grocery shopping is a breeze. Medical professionals will appreciate the short seven-minute commute to nearby John Hunter Hospital. And getting in and out of Newcastle is a cinch with quick access to nearby arterial roads. Beautifully renovated brick and tile home on 607sqm north to rear block- Ducted a/c, gas fire, plantation shutters, engineered floorboards, custom cabinetry, mood lighting- 9.4kw Solar- Stone island kitchen, Bosch induction cooktop, pyrolytic oven, dishwasher- All three bedrooms with built-in robes, ceiling fans, main with new ensuite- Stunning bathroom with terrazzo tiling, back to wall bath, frameless glass shower- Covered deck overlooking north facing yard and bush backdrop- Two driveways, under cover parking for five vehicles- Zoned for Wallsend South Public School and Lambton High School- 6km from Westfield and Charlestown Square.\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.