

40 Tennyson Street, Beresfield, NSW 2322

Sold House

Wednesday, 6 March 2024

40 Tennyson Street, Beresfield, NSW 2322

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 231 m²

Type: House



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\$520,000

Property Highlights:- Charming home packed with impressive updates, set in an ideal location.- Inviting open plan living area plus a generously sized kitchen with ample storage and a freestanding Chef oven.- Two bedrooms, both with ceiling fans and freestanding wardrobes.- Split system air conditioning plus a ceiling fan in the living area.- Recently restored Colorbond cladding, new piers and gravelling under the house.- Fully insulated home built with a hardwood timber frame construction.- Hardwood timber floors, charming sash windows + high ceilings with a stepped cornice.- Fully fenced low maintenance yard with handy side access + a single carport.Outgoings: Council Rates: \$1,500 approx. per annum Water Rates : \$825.42 approx. per annum Rental Returns: \$400 approx. per weekOffering the perfect starter home or a smart investment, this charming residence nestled on a low maintenance corner block in the conveniently located suburb of Beresfield is a must to inspect.Beresfield is a well positioned suburb with its own train station and shopping options close by, and the massive Green Hills Shopping Centre just 10 minutes away, delivering all your everyday needs within easy reach of home.Built with a hardwood timber frame construction and fully insulated, this home boasts recently restored Colorbond cladding and a classic tiled roof. In addition, there are new piers and gravelling under the house, along with a new water meter as well.At the front of the home is a large grassed lawn and a driveway that leads to an attached carport for your off-street parking. Step inside to find stylish hardwood timber floors, traditional sash windows and high ceilings with a step cornice feature.At the entrance is an inviting open plan living area, with a ceiling fan and a Teco split system air conditioner ensuring you'll relax in comfort during all seasons.The generously sized kitchen includes ample storage and bench space for your food preparation needs, a dual sink, a tiled splashback and a Chef freestanding oven.There are two bedrooms on offer, both featuring ceiling fans and freestanding wardrobes. Servicing these rooms is the bathroom which includes a contemporary ceramic top vanity and a handy bath/shower combination. A dedicated laundry is on offer where you will find a WC and a door leading to the yard.Step outside to find a lovely low maintenance fully fenced backyard complete with handy side access.Offering the perfect chance for first homeowners to enter the market, or a wise choice for investors, this home is sure to draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.Why you'll love where you live;- Located just 10 minutes from the destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 2 minute drive or 10 minute walk to Beresfield train station.- Walking distance to Beresfield Woolworths and local shopping options.- 30 minutes to the city lights and sights of Newcastle.- 20 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.***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.