

41 Ada Street, Telarah, NSW 2320

Sold House

Wednesday, 23 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 297 m2

Type: House



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\$680,000

Property Highlights:- Stylishly updated cottage home with light filled open plan living/dining area.- Renovated kitchen with stainless steel appliances, gas cooking, an integrated dishwasher, 20mm stone benchtops, soft close cabinets + a breakfast bar.- Daikin 4 zoned ducted a/c, ceiling fans, new carpet in two bedrooms, and stylish floating floorboards throughout.- Beautifully updated bathroom with a freestanding bathtub + 2 WCs for extra convenience.- Entertainer's dream with a large timber deck complete with ceiling fans, downlighting, roller blinds + a combustion fireplace.- Detached Colorbond garage with a workshop, mezzanine, power access + a studio at the back with sliding doors to the backyard.- Separate loft with carpeted floors and ducted air conditioning + additional storage under the deck.

Outgoings: Council rates: \$2,260 approx. per annum Water rates: \$767.52 approx. per annum Rental Return: \$530 approx. per week

Ideally set in the popular suburb of Telarah is this beautifully updated home, renovated to the highest of standards, allowing one lucky owner to move in, unpack and enjoy, straight away! Set on a generously sized block on a lovely street, this impressive home is sure to draw a large volume of interest from a wide range of buyers. Telarah is a well established suburb, perfectly located a mere 10 minutes from Maitland CBD, 45 minutes to Newcastle, and 20 minutes to the Hunter Valley Vineyards, connecting you to the best sights and delights of our region with ease. With schooling, shopping and public transport options right at your doorstep, this location offers convenient access to all your daily needs and more! Framed by an appealing, private wooden fence and a large covered front verandah, this classic Weatherboard and Colorbond roof home offers a warm welcome upon arrival. The pleasing first impression continues upon entry, as you step into the spacious hallway, revealing a cool neutral paint palette, soaring ceilings, ducted air conditioning, and the stylish floating floorboards found throughout the home. There are three bedrooms on offer, two of which feature built-in robes, the master suite with the added convenience of a walk-in robe, with all bedrooms enjoying the comfort of ceiling fans, and the luxurious feel of premium carpet underfoot. Servicing these bedrooms is the updated family bathroom which boasts a shower with built-in recesses, and an inviting freestanding bathtub ready to relax in at the end of the day. A handy bonus is the second WC located off the updated laundry adjacent, providing additional convenience for all. Set at the centre of the home is the well proportioned open plan living, dining and kitchen area, bathed in natural light from the sliding doors leading to the deck. There is a ceiling fan and a gas outlet complementing the ducted air conditioning in place, ensuring you'll relax in comfort during all seasons. The gourmet kitchen seamlessly blends with the open plan design, with sleek soft close cabinetry, a glossy splashback and 20mm stone benchtops, adding to the stylish design. The home chef will be delighted to find quality appliances already in place including a stainless steel oven, a gas cooktop and an integrated dishwasher, helping to make cleanup a breeze. There is ample storage on offer, along with a spacious breakfast bar ideal for casual family meals, with a dedicated dining area located adjacent for more formal occasions. Stepping outside reveals an impressive timber deck complete with ceiling fans, downlights, roller blinds and even a combustion fireplace, delivering the perfect all weather solution to all your outdoor cooking, dining and entertaining needs. The 594.4 sqm block provides a large, fully fenced backyard with plenty of green grass for the kids and pets to enjoy, established trees around the perimeter, and a dedicated fire pit area, perfect for gatherings with family and friends during the cooler seasons. Storage of your cars, tools and gadgets will present no issue in this home, with a freestanding Colorbond garage in the yard that also includes power access, a mezzanine, a workshop area and a separate studio, providing endless options for the growing family. Packed with added extras this home also has a loft area, accessible via a ladder that includes both carpeted floors and ducted air conditioning!

A property of this calibre, presented to this high standard, set in such a popular location is sure to draw 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;- 5 minute walk to Telarah Public School- 10 minute walk to Telarah Bowling Club- 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.- A family-friendly region with plenty of parks, recreation and sporting facilities nearby.- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 45 minutes to the city lights and sights of Newcastle.- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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