

42 Hunter Street, Hinton, NSW 2321

SIMON WALL
PROPERTY

House For Sale

Wednesday, 12 June 2024

42 Hunter Street, Hinton, NSW 2321

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 808 m2

Type: House



Simon Wall
0413424062



Amber Tanks
0412064792

\$699,000 - \$760,000

Resting on a prime 808 sqm parcel of land this well-maintained home is situated within a quiet, no-through street with far-reaching district views from both the front and rear of the property. Enjoying side access with plenty of space to park your caravan, boat or toys this brick home ticks all the boxes and awaits its lucky new homeowners to move in and enjoy this peaceful rural lifestyle. Immediately upon stepping inside this well-balanced residence, you will notice the oversized windows/sliding doors that span across the front lounge room taking in the beautiful surrounds and welcoming in an abundance of natural light. There is ducted air-conditioning throughout the entire home and alongside the front lounge room is a bar which will be fun for those who love to entertain family and friends. Moving through to the back of the home the lucky new homeowners will appreciate the practical layout with a dining room that rests adjacently to the spacious and well-appointed kitchen. Perfectly placed for families who love to entertain the kitchen looks out onto the large backyard where you will watch the kids or pets happily playing all year round in the fully fenced and private backyard. Wrapping along the northern side of the home are three bedrooms all featuring ducted air conditioning, ceilings fans and two of the bedrooms enjoy built-in wardrobes. These bedrooms are serviced by the recently renovated bathroom boasting a bath, shower and vanity. At the other end of the home and further illustrating the well-balanced, yet flexible floorplan is another living area that with a simple addition of a door could be utilised as a fourth bedroom. If you are seeking a well-balanced, brick home ready to move into and enjoy then this opportunity is well worth your attention. Plus, if you would like to add further value and extend out into the large back yard or build a granny flat (STCA) then there is easy access and plenty of space. Location Points: - 5 Minute walk to Hinton Public School - 5 Minute walk to Victoria Hotel - 5 Minute walk to Stuart Park and Tennis Courts - 5 Minute drive to the popular Morpeth - 15 Minutes from Green Hills Shopping Centre - 20 Minutes to Maitland CBD and Hospitals - 30 Minutes to the world-class tourist precinct of Hunter Valley Gardens - Water Service Charge \$29.51 per annum, Council Rates \$1,792 per annum
Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.