44 Samuel Street, Bligh Park, NSW 2756

House For Sale

Thursday, 16 May 2024

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Bedrooms: 4   **Bathrooms: 2**   **Parkings: 1**   **Area: 562 m2**   **Type: House**

Alison Hatch
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Guide $945,000

We are excited to bring to the market this beautiful brick home in sought after Bligh Park, packed full of features and with vast flexibility of floorplan!Perched in an elevated position, on approximately 562m2, the home has a pretty streetscape with ample off street parking, neat hedging, and single drive through garage.The rear yard is fully fenced with garden shed, and has a large covered rear entertaining area, perfect for gatherings, especially with its brick bar and TV connection points. Inside the home there are three separate living areas including lounge and dining, as well as a huge living space open to the elegant new kitchen. The kitchen is light-filled and modern, with island bench breakfast bar, gas stovetop, electric oven and dishwasher.All four bedrooms are generous in size with built ins, and the main boasts walk in robe and ensuite. The main bathroom has both bath and shower plus separate toilet, with a separate laundry to complete the interior layout.Overall the home has reverse cycle ducted air conditioning, floating floor/carpet, screens, plantation shutters/blinds and gas heating option.The property is currently tenanted to a lovely Best Nest client for $700pw with a lease till 24th June 2024. He is happy to stay on with a new lease at increased rent of $750pw for investor buyers.Fast facts: Council rates approx $808 p/qtr & water rates approx $18p/qtr plus usageDisclaimer: Best Nest Property urges you to obtain professional advice before proceeding with any investment or property related decision. All information contained herein is gathered from sources we deem to be reliable, or has been passed to us by third party services; we cannot therefore guarantee its accuracy and interested persons should rely on their own enquiries and investigations.