

**44 Sheriff Street, Clarence Town, NSW 2321**



**House For Sale**

Tuesday, 14 May 2024

**44 Sheriff Street, Clarence Town, NSW 2321**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2009 m2**

**Type: House**



Scott Hunter  
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**\$799,000**

This modern three-bedroom western red cedar home presents a fantastic opportunity for first home buyers, investors or maybe someone looking to down size. The property has been beautifully updated with Italian porcelain tiles, plantation shutters and a neutral colour scheme throughout. The rear deck area is great for entertaining or just relaxing and taking in the serenity of this exclusive clarence town area. To the rear of the property is the ideal shed for anyone who enjoys tinkering with their hobbies. There is plenty of room in the carport area for a caravan or extra car parking space. The shed has loads of room to set up your workshop and even features a mezzanine area to store all your extra belongings. Just across the road you will find access to Uffington Forest where you can explore the fire trails of the great outdoors. This is the complete package and you won't be disappointed. Features: • 3 bedroom 1 bathroom 2 car carport property on half an acre (2,007 sqm) • Western Red Cedar home with iron roof built approx 1990 • Open plan kitchen/living area • Italian porcelain timber look tiles throughout • Ducted a/c and ceiling fans, built-ins in all bedrooms • Outdoor undercover BBQ and entertaining area • Approx 3kw solar system • Rear 12m x 8m shed with double carport and mezzanine area • Sprawling back garden with fruit trees, chicken coop • Private residence in walking distance of everything Clarence Town has to offer. There are an abundance of tourist locations close by. Beach favourites like Nelson Bay, Hawks Nest/Tea Gardens, Newcastle, the historic Morpeth and of course, the Hunter Valley, all less than an hour away. Newcastle Airport is a short 30 mins commute. Raymond Terrace centre is 25-minutes away and has all your necessities. If shopping is your thing, a 40-minute drive will get you to Maitland and every major brand at your feet, including the new Stockland Mall, Greenhills. If you have young children, Clarence Town PS, Glen William PS and Seaham PS have an excellent reputation. Teens can commute to both public and private High Schools in Dungog, Raymond Terrace or Maitland, where there's plenty of schools to choose from. In terms of medical facilities, there are 2 medical practices in Clarence Town and the formidable John Hunter Hospital, Maitland Private, plus the NSW Government's new \$470 million Maitland Hospital are all within 40 minutes. Please call Scott Hunter on 0448 870 068 to arrange your inspection today. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.