

# 47-49 Watson Street, Ellalong, NSW 2325

## Sold House

Tuesday, 9 January 2024

47-49 Watson Street, Ellalong, NSW 2325

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m<sup>2</sup>

Type: House



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## Contact agent

Auction Location: On Location: 47-49 Watson Street, Ellalong NSW 2325 In the family-friendly community of Ellalong, nestled within lush, established gardens, sits this generously proportioned 3-bedroom 2-bathroom home on a family sized block - simply bursting with potential. While this home is comfortable as is, there's plenty of scope to further improve and capitalise on this home's generous spaces and location. Offering a layout that is both free-flowing and generously proportioned, this home encircles a north-facing patio which would be a great spot to soak up the sun and enjoy your favourite beverage. From here it opens into a large open plan living/family room with a functional kitchen providing gas cooking, pantry, and plenty of cupboard space. Adjacent, a huge formal living room with wood-heater delivers space aplenty for entertaining the whole tribe and would be the ideal gathering spot for family movie nights. Three well proportioned bedrooms include a private master suite boasting a walk-in robe and ensuite bathroom, and two large kids rooms separated by a family bathroom with both shower and bath. A separate laundry offers added convenience, and a large double garage provides ample storage for your vehicles, as well as a separate workshop space for tinkering. Ellalong is considered the 'Jewel of the Mountain' and was one of the very first agricultural settlements in the region. Now, it's a peaceful enclave within easy reach of the best of the Hunter Valley's picturesque hills and wineries. This address is conveniently close to school for the kids and there are plenty of after school activities available in the district, from ball sports to pony club, archery, and martial arts. It's not often that an affordable family sized home - with two sizeable living spaces, three generously proportioned bedrooms, two bathrooms, and a double garage on a generous block - comes up, so be quick. Come and inspect today!

Features include:

- Comfortable and affordable first home simply bursting with potential.
- Three generously proportioned bedrooms, including a master retreat with walk-in robes and ensuite.
- Two large living spaces, including a family/dining and separate lounge with wood-heater.
- Functional kitchen with gas cooking, a good-sized pantry and plenty of cupboard space.
- Two bathrooms, comprising ensuite to master and family bathroom with bath and shower.
- North-facing patio for all-day sun.
- Detached double garage with workshop.
- Generous sized level block with established gardens.
- Peaceful family-friendly location.

This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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