

48 Fourth Street, Boolaroo, NSW 2284

House For Sale

Wednesday, 31 January 2024

48 Fourth Street, Boolaroo, NSW 2284

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 562 m2

Type: House



Alex Brooks

Selling \$680,000 - \$740,000

In the popular lakeside suburb of Boolaroo, is nestled this cozy 3-bedroom home. Occupying a spacious level block in a peaceful cul-de-sac, this residence opens the door to an array of possibilities. Stepping into the home from the sunny front patio, you will encounter the north-facing lounge room, complemented by air-conditioning for added comfort. The home contains three spacious bedrooms - the master bedroom appointed with a fan and generous built-in robes, and the third bedroom with a large built-in robe, both of which provide ample storage space. A tidy bathroom includes a bath with overhead shower, and a functional electric-equipped kitchen provides plenty of cupboard space. From here, you'll discover a third bedroom, a laundry with separate toilet, and a small sunroom which opens out onto the extensive backyard. There are plenty of options here to reimagine this area; with its generous dimensions, the large block lends itself to potential additions, redevelopment, or even the construction of a granny flat. And while you're figuring out your next move, take the time to discover the perfect blend of convenience and leisure on offer in this centrally located home, just a stone's throw away from the recreational paradise of Lake Macquarie. Explore the nearby bicycle and walking paths from the end of the street, leading to the family-friendly atmosphere of Speers Point, where an outstanding children's variety playground awaits. Immerse yourself in vibrant weekend markets, and engage in a myriad of activities such as boating, sailing, kayaking, paddleboarding, and fishing - all mere minutes away. For surfing and beach enthusiasts, the pristine beaches of Blacksmiths and Redhead beckon. Indulge in the café culture of Warners Bay, and fulfil your shopping needs at nearby Charlestown, Glendale, or Kotara. Closer to home, enjoy a leisurely stroll to the fabulous Lake Cinema, the bowling club, Boolaroo Public School, and a host of amenities. Excellent transport links and quick access to the Hunter Expressway and the M1 make this residence a perfect gateway to a lifestyle that beckons with opportunity and adventure. Come and inspect today to uncover new possibilities!

Property features:

- Comfortable three-bedroom home in a peaceful cul-de-sac.
- Foreverboards and a durable tile roof offer timeless appeal and low maintenance convenience.
- Spacious north-facing lounge, featuring an air-conditioner for climate comfort and a small sunroom at the rear.
- Functional electric-equipped timber kitchen with plenty of cupboard space.
- Three spacious bedrooms comprise a master equipped with large built-in robes and a ceiling fan, and two further bedrooms - the third also containing a large built-in robe.
- Large, level block (with dual occupancy potential) with spacious lawns and fully fenced backyard.
- Secure, lock-up carport with drive-through to backyard and a lock-up shed.
- Bathroom with bath and overhead shower, as well as a laundry with separate toilet.

Currently leased, with tenancy until May 2024

Outgoings: Water rates: \$825.42 approx per annum
Council rates: \$1,961.6 approx per annum

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