

**48 Maxwell Avenue, Gorokan, NSW 2263**

**Raine&Horne.**

**House For Sale**

Wednesday, 8 November 2023

48 Maxwell Avenue, Gorokan, NSW 2263

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 506 m2**

**Type: House**



Mark Griffiths  
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## For Sale

Nestled in the heart of a friendly suburban neighborhood in a no through road, this remarkable 3-bedroom home offers a unique blend of modern comfort and outdoor charm. As you explore this property, you'll discover its many enticing features, including:

- **Lime Washed Timber Flooring:** Throughout the living spaces, you'll find beautifully finished lime-washed timber flooring that adds a touch of rustic elegance to the space.
- **Three Bedrooms:** Each of the three bedrooms comes complete with built-in wardrobes and ceiling fans for your convenience and comfort.
- **Spacious Lounge:** The lounge boasts a reverse cycle air-conditioner and a built-in TV cabinet, providing a cozy space for relaxation and entertainment.
- **Gourmet Kitchen:** A chef's dream come true, the kitchen features stainless steel appliances, including a 90cm all-in-one 5-burner gas cooktop and electric oven, a canopy range hood, and a tiled splashback, a dishwasher and with plenty of storage, bench space, a walk-in corner pantry, and a breakfast bar, it's the perfect culinary workspace. A skylight and large picture window bathes the kitchen in natural light.
- **Family Room:** Adjacent to the kitchen, the family room offers a split system reverse cycle air-conditioner and leads seamlessly to a semi-enclosed alfresco deck through French doors perfect for enjoying outdoor dining or sipping morning coffee.
- **Bathroom:** The bathroom is of good size with bath, shower and vanity with separate water closet.
- **Lush Backyard:** The spacious, level backyard is adorned with lush established gardens, providing a wonderful space for children to play and ample room for entertaining guests. A bonus fire pit seating area is perfect for cozy gatherings under the stars.
- **Internal Laundry:** Light filled and generous also for convenience has a second water closet.
- **Parking:** Enjoy the convenience of a newly constructed 2-car carport and a lock-up garage with internal access. Generous side access to the rear yard ensures easy parking for your vehicles.

• **Area highlights:** Within a 1klm radius you will discover schools, Tuggerah Lake, Lake Haven Shopping Centre hosting chain stores as well as specialty stores, cafes and restaurants, 3 of the major supermarkets, cinema, library, medical and banking facilities and a lot more. Also so nearby you will be entertained by a number of sporting and social clubs. The home is approx. 7 klms to pristine patrolled surf beaches. This home isn't just a house; it's a canvas for creating lasting memories. With its modern amenities and natural beauty, it offers a perfect setting for your next chapter. Don't miss your chance to make it your own! Your dream home awaits. Call Mark Griffiths on 0414 874 002 to find out more or to book an inspection. Land Size - 506 sqm approx. Council Rates - \$1,370.10 p/a approx. Water Rates - \$994.02 p/a approx. \*E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries\*