

# 5/1 Telarah Street, Telarah, NSW 2320

## Sold Unit

Wednesday, 3 April 2024

5/1 Telarah Street, Telarah, NSW 2320

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 133 m2

Type: Unit



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**\$450,000**

Property Highlights:- Stylishly presented townhouse set in an ideal location.- Spacious open plan living and dining room with split system air conditioning.- Open plan kitchen with ample storage, 40mm laminate benchtops plus quality Omega appliances.- Two bedrooms, both with built-in robes and ceiling fans, one with split system air conditioning.- Floating floorboards, tiles and carpet, LED downlights + a neutral paint palette throughout.- Handy powder room on the ground floor.- Lovely courtyard plus a single garage for your off street parking.

Outgoings: Council Rates: \$1,380 approx. per annum  
Water Rates: \$753.3 approx. per annum  
Strata Rates: \$3,634.8 approx. per annum  
Rental Returns: \$440 approx. per week

Offering the perfect low maintenance living option you've been searching for, this lovely brick and Colorbond roof townhouse, set in the well established suburb of Telarah is sure to prove popular with first home buyers and investors alike! Telarah is a lovely suburb, perfectly located less than 10 minutes to Rutherford and Maitland CBD, 45 minutes to Newcastle, and 20 minutes to the Hunter Valley Vineyards for all your weekend adventures. Offering a spacious floor plan and premium features throughout, this home has been designed to impress. At the point of entry you'll find a lovely open plan living, dining and kitchen area, with a stylish combination of floating timber floorboards and tiles, modern LED downlighting and a neutral paint palette throughout. There is a split system air conditioner in place, ensuring you'll relax in comfort during all seasons and a nearby powder room, offering additional convenience for all. The open plan kitchen includes ample storage, plenty of room atop the 40mm laminate benchtops, and quality Omega appliances including an oven, a 4 burner cooktop, a range hood and a dishwasher for ultimate convenience. Heading upstairs you'll find two bedrooms, both with built-in robes, ceiling fans and carpeted floors. One of these rooms enjoys the added comfort afforded by a split system air conditioner in place. These rooms are serviced by the nearby bathroom which includes a shower and a built-in bathtub. There is a single car garage on offer for your off street parking and a courtyard accessed via a sliding door off the dining area, providing a lovely space to enjoy the outdoors. Make no mistake, a low maintenance property such as this, set in such an ideal location is sure to prove popular to a broad range of buyers in today's market. With a large volume of enquiries expected, we encourage our interested clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- A short drive to the local shopping complex, Telarah Bowling Club and Telarah Public School.- 3 minutes by car or a 15 minute walk to Telarah Train Station.- A 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Less than 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 45 minutes to the city lights and sights of Newcastle.- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards.

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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