

5/62 Ryans Road, Gillieston Heights, NSW 2321

House For Sale

Friday, 14 June 2024

5/62 Ryans Road, Gillieston Heights, NSW 2321

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 257 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

PROPERTY PREVIEW

Property Highlights:- Beautifully presented 2015 built low maintenance villa home in a top location.- Spacious open plan living/dining area with split system air conditioning.- Well appointed kitchen with ample storage, 20mm Caesarstone benchtops, gas cooking, plus quality appliances.- Three bedrooms, the master with a walk-in robe and ensuite.- Quality tiles and carpet, plus a neutral paint palette throughout.- Low maintenance yard with a 3000L water storage tank.- Attached double garage with internal access, plus single side access to the yard.

Outgoings: Council rates: \$1,516 approx. per annum
Water rates: \$753.3 approx. per annum
Strata rates: \$3,294.80 approx. per annum
Rental Return: \$600 approx. per week

Offering the perfect entry to the market or addition to your investment portfolio, this lovely three bedroom villa set in the popular suburb of Gillieston Heights is sure to impress! Gillieston Heights is a suburb in demand, boasting access to the new shopping village, schooling, daycare, and a short drive to Maitland CBD & the Hunter Expressway, connecting you to both Newcastle and the Vineyards within 30 minutes. Built with an appealing brick and tiled roof facade and with an attached double garage that offers internal access, this home offers a lovely first impression from the point of arrival. Step inside to find a spacious open floor plan, with the generously sized living, dining and kitchen areas set at the entrance to the home. Cosy carpet flooring adds to the warm welcome, as does the neutral paint palette and the split system air conditioning, ensuring you'll relax in comfort during all seasons. The kitchen seamlessly blends with the open plan design boasting ample storage, a dual sink, a large format tile splashback and gleaming 20mm Caesarstone benchtops. There are quality appliances in place including a Baumatic oven, a four burner gas cooktop, a range and a Dishlex dishwasher, set to make cleaning up a breeze. A sliding door off the living area opens out to the yard which includes a low maintenance grassed lawn, a 3000L water storage tank and handy single side access. There are three bedrooms on offer, with the master suite featuring a walk-in robe and a well appointed ensuite. The remaining two bedrooms include mirrored built-in robes and are serviced by the main family bathroom which boasts a floating vanity, a shower and a built-in bathtub. A home of this nature is certain to appeal to first-home buyers and investors from near and far. With a large volume of interest expected, we encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live:- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within a 2 minute drive to the newly opened local shopping complex featuring an IGA, and an assortment of services for all your daily needs.- Surrounded by quality homes in a family-friendly community with plenty of parks within easy reach.- 10 minute drive to Kurri Kurri, 7 minutes to Maitland CBD.- An easy drive to the Hunter Expressway, connecting you to all the sights and delights of the Hunter Valley or the shores of Lake Macquarie in 30 minutes.***Health & Safety Measures are in Place for Open Homes & All Private Inspections.

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