

# 50 Marshall Street, Clarence Town, NSW 2321

## Sold House

Thursday, 14 March 2024

50 Marshall Street, Clarence Town, NSW 2321

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2023 m2

Type: House



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**\$525,000**

Property Highlights:- Well designed family home on a large block in the picturesque township of Clarence Town.- Spacious lounge room and separate dining with split system air conditioning + a sunroom.- Original kitchen with plenty of bench and cupboard space, a breakfast bar, a built-in Westinghouse oven, a four burner electric stove and a Chateau rangehood.- 3 well sized bedrooms with large windows and built-in robes to two.- Split system air conditioning and provisions for ducted air conditioning in place.- Double garage in the rear yard with side access.- Town water, 3kW solar system and solar hot water, transpiration septic system with piping in place for town sewer.

Nestled in the charming locale of Clarence Town, this character-filled house presents an enticing opportunity for those seeking a renovator's dream. This property offers a promising entry point into the housing market or an appealing option for astute investors looking to add value to their portfolios. Clarence Town offers the best of both worlds, with an idyllic rural lifestyle to enjoy, whilst still being within easy reach of Raymond Terrace and Newcastle for all your city conveniences. The front of this charming home welcomes you with its modest yet inviting appeal, adorned with established shrubs and a neatly trimmed lawn. Its weatherboard exterior, tiled roof, and timber frame exude timeless charm, while a cosy verandah offers a perfect spot to unwind and enjoy the relaxed atmosphere of the family-friendly neighbourhood. Step inside to discover classic family living with warm pine timber floorboards that add a touch of rustic elegance. With ample potential to customise and make it your own, this cosy interior invites you to envision endless possibilities for creating your dream home. This home offers three comfortable bedrooms, each designed for practical living. The master bedroom features a built-in robe and a large window overlooking the front yard, while the other two bedrooms enjoy spacious layouts, ample natural light, and a large mirrored built-in robe in one. The bathroom boasts a spacious corner shower, a WC and a large vanity, complemented by the convenience of a second separate WC. Additionally, a large separate laundry with direct access to the rear sunroom adds to the functionality of this family-friendly design. The lounge room boasts a spacious layout with a large picture window offering views of the front yard, while a split system air conditioning ensures comfort year-round. Next door, the dining room enjoys a convenient position next to the kitchen, providing a perfect space for family meals and gatherings. The kitchen, though in its original condition, offers a comfortable and functional space with 40mm benches and a convenient breakfast bar for casual dining. It's equipped with a Westinghouse oven, a four-burner electric stove, and a Chateau range hood, providing all the essentials for cooking enthusiasts. With plenty of bench and cupboard space, along with a designated area for the microwave, meal preparation and storage are made easy and convenient. The large screened sunroom off the kitchen presents an excellent opportunity to create a fantastic alfresco entertaining space, offering views of the spacious rear yard. With both front and back yards boasting ample space, there's immense potential to transform them both into stunning outdoor retreats, complemented by existing large trees and expanses of grass. Upon the removal of the large aviary, the cleared land will provide a view overlooking the trees, adding to the charm of this potential-filled property. This home boasts several desirable features including town water, a 3kw solar system, and solar hot water, ensuring both sustainability and cost-efficiency. Enjoy year-round comfort with a split system AC, while provisions for ducted air conditioning offer further customisation potential. Additionally, the property offers the convenience of a transpiration septic system with piping in place to connect to the town sewer if desired, along with a separate double garage providing ample storage space and convenient side access. An opportunity to purchase a home in this idyllic semi-rural setting is bound to attract the interest of families and investors alike. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live; - Located just 26 km from the bustling centre of Raymond Terrace, with an impressive range of retail, dining and entertainment options right at your doorstep. - A welcoming rural community with a historic primary school, sporting facilities, local shopping, services and dining options.- Moments to the beautiful Williams River, providing fishing, skiing and kayaking.- Only a short drive to the Wallaroo and Columbey National Parks for riding and walking trails.- 54 km to the city lights and sights of Newcastle, as well as its pristine beaches.- Less than an hour to the pristine beaches of Port Stephens or the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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