

# 56 Kingstown Road, Woodberry, NSW 2322

## House For Sale

Wednesday, 10 January 2024

56 Kingstown Road, Woodberry, NSW 2322

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



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## Guide \$500,000 - \$550,000

In the rural community of Woodberry, nestled upon lush level lawns, discover a large 4-bedroom cottage on a generous block - simply bursting with potential. Inside, the home reveals a spacious north-east facing lounge with AC and fan, offering plenty of room for entertaining family and friends. Adjacent, a functional kitchen with meals area has a great view of the backyard, making for easy supervision of children at play. Down the hall, four good sized bedrooms, including a main with built-in robes, are serviced by a modern bathroom with shower over bath, and separate toilet. A spacious laundry with backyard access ensures washday convenience and a large linen closet provides excellent storage. The spacious block includes a single garage and carport for your car accommodation, and side-gates create a securely fenced lawn area for children and pets to safely play. The backyard also includes a large, paved patio - ready for your barbecue and alfresco dining setting. Whether you are a first home buyer, or an investor (with a stable and reliable tenant willing to stay), this solidly built home marks an affordable first start, as well as offering tantalising options to take it to the next level. Perhaps the addition of a deck and pool in the spacious rear yard for endless summer fun or add a family room and second bathroom STCA. Keen gardeners and vegie growers will instantly see the potential to landscape their ultimate backyard haven. The options here are truly endless to create your own special paradise. Woodberry has a rural feel, yet is only a few minutes to Beresfield Station, shops and pool, and less than 15 minutes to all the shopping and entertainment you could ever need at Stockland Greenhills. It's an easy walk to Woodberry Public School for the kids, and for commuters, it offers quick access to both Newcastle and the Hunter Valley Vineyards. If you are looking for a blank canvas to paint your best life on, then come and inspect today. Features include: - Four good sized bedrooms, including a master with built in robe. - North-east facing lounge, with AC and fan, and adjoining meals area providing ample space for entertaining. - Updated kitchen with plenty of cupboard and benchspace overlooks the backyard for easy supervision of kids at play. - A spacious laundry with backyard access offers washday convenience, and a large linen closet provides excellent storage. - Modern bathroom with full size bath and separate toilet. - Single garage and carport. - Large fully fenced block, with paved area for your barbecue and alfresco set up. The side gates make it a safe sanctuary for kids and pets to play. - Bursting with potential to extend or landscape to your heart's content. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.