

**56 Park Street, East Gresford, NSW 2311**



**Sold House**

Monday, 14 August 2023

56 Park Street, East Gresford, NSW 2311

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1422 m2**

**Type: House**



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**\$632,500**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. At a glance: **STYLE**The traditional fretwork, hardwood timber cladding, and ornate brick design of this 1920s California-inspired build create an abundance of appeal from the road, while the renovated interior adds a modern touch to heritage features. **VENDOR HIGHLIGHTS**The current owner has absolutely adored this property, and will dearly miss the close-knit community of East Gresford, as well as living within walking distance of all the facilities and recreational amenities. **LOCATION**East Gresford is characterised by its picturesque countryside, charming rural feel, and close-knit community, and 56 Park Street is in the centre of it all. East Gresford Village – 1 min (50m); Vacy - 12 min (12.7km); Maitland – 36 min (39.8km), Newcastle CBD + Foreshore – 1 h 12 min (72.3km) The property: Welcome to 56 Park Street, where history meets modern updates in the heart of charming East Gresford. This renovated 1920s Californian bungalow home boasts an abundance of original features that have been carefully maintained, while modern renovations bring new life and functionality to daily living. Handmade pattern tiles to the front porch prelude the detail and quality you'll find as you step through the front door with the 10ft ceilings, timber fretwork, and polished original floorboards. To your right, you'll find the large first bedroom, which boasts ornate plasterwork and a beautiful bay window with a cushioned bench seat. Flowing on through the French doors lies a charming second bedroom, which might be utilised as a nursery, private study, or even a peaceful space to sit and read with its wealth of light. The master bedroom offers an abundance of space, with a wealth of light showcasing the rich colour of the timber floorboards underfoot, and an abundance of finer touches including patterned plasterwork, decorative skirting, and transom frosted windows. The centre of the floorplan boasts a bright and airy living room that is flooded with character thanks to its stunning original features, from the ornate, decorative fireplace and timber mantel to the intricate ceiling and masterful fretwork. Whether you're sipping your morning coffee on the window-side bench seat, relaxing with a good book of an afternoon, or kicking back with a glass of wine at the end of a long day – this is a space that can be enjoyed and appreciated all day long, all year round. A traditional eat-in kitchen is located just beyond the living room and features a combination of masterful updates and charming original features. Original timber floorboards flow underfoot, complementing the heritage glass light fitting and ornate brickwork to the stove area, while updated cabinetry, marble benchtops, and a 6-burner Smeg oven bring a modern touch. The main bathroom furthers this original aesthetic with its ornate vanity and timber-look wall panelling, while the newer second bathroom has been thoughtfully designed to create a space that feels modern with sleek tiles, a crisp vanity with matte black fixings. Opposite the kitchen lies a spacious sunroom with a beautiful palette created by the light, timber-look flooring, and thoughtfully exposed brick feature wall. Wide windows line the eastern and southern walls, providing views of the greenery of the rear yard and filling the space with natural light. Stepping outside through the charming barn-style door, you'll find a flourishing rear yard with established gardens and sprawling rural views, providing the perfect space to sit and enjoy the tranquil sights and sounds of nature. Plus, the variety of fruit-bearing trees – including lemon, orange, lime, fig, and mulberry – will keep the kitchen stocked with fresh produce for salads, drinks, and garnishes. With such beautiful farmland views and a large block, this is countryside living at its finest, yet being right next door to the café and hotel means you can enjoy all the conveniences of being in town. Don't miss your chance to call 56 Park Street home – a charming lifestyle with the best of both worlds is just one decision away. SMS 56Park to 0428 166 755 for a link to the online property brochure.