

# 64 Thomas Street, Edgeworth, NSW 2285

## House For Sale

Wednesday, 12 June 2024

64 Thomas Street, Edgeworth, NSW 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 550 m2**

**Type: House**



Troy Duncan  
0416290555

**\$600,000 - \$660,000**

Welcome to your dream home nestled in the heart of Edgeworth! This charming 4-bedroom, 2-bathroom house offers a perfect blend of comfort, style, and outdoor enjoyment at an affordable price. Nestled in a serene neighbourhood, this property boasts a variety of features designed to enhance your living experience. The L-shaped lounge & dining room offer cozy living spaces that are adorned with cypress timber pine flooring throughout & filled with natural light offering you a warm and inviting living room. The heart of the home features a good sized kitchen area with plenty of room to renovate this space & design the new kitchen of your dreams. The third bedroom opens out onto a fourth bedroom that acts as a children's activity room or study/home office or potential 4th bedroom. Enjoy the convenience of two additional well-sized bedrooms that offer flexibility for a growing family. The neat & tidy bathroom features a clean & bright design to ensure a refreshing start to your day. For added convenience there's a second outdoor shower & toilet area ideal to use after a morning or afternoon swim. Outside, you'll find your private paradise. The swimming pool is a perfect spot to cool off during hot summer days or entertain friends and family. Adjacent to the pool, the undercover alfresco entertaining area allows for outdoor dining and relaxation. This space is ideal for BBQs, family gatherings, or simply enjoying a tranquil morning coffee. • Land Size Approx. 550sqm with 16.7m Frontage & 32.3m Depth • Land Rates Approx. \$493.20 Per Quarter • Water Rates Approx. \$220 Per Quarter • Potential Rental Return Approx. \$670-\$680 Per Week • 9x Solar Panels to help cut electricity bills • Split System Air Conditioning • Separate laundry room for added convenience The property also includes a double carport and an oversized garage, providing ample parking and storage solutions. The garage offers endless possibilities, whether you need extra space for a workshop, storage, or even a home gym. This home is situated in a quiet side street, just a short walk or drive from excellent schools, shopping centres such as Edgeworth Town Square or Stockland Glendale, and local amenities, making daily errands and school runs a breeze. Easy access to public transport options ensures you are well-connected to the rest of the city. This charming home combines functionality with style & a low maintenance easy care backyard, making it a perfect choice for those seeking a comfortable and enjoyable living experience. For further information contact Edgeworth's first choice for real estate, Troy Duncan on 4950 8555. First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.