

**69 Norfolk Street, Ashtonfield, NSW, 2323**

**Sold House**

Wednesday, 3 May 2023

**Altitude.**

69 Norfolk Street, Ashtonfield, NSW, 2323

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Update, Renovate Or Extend In This Superb Location**

Fabulous in its potential, this neat brick-and-tile residence would be a wonderful find for buyers searching for a property to update, renovate or extend. Set on a generous parcel moments from Stockland Green Hills and New Maitland Hospital, the property as is features a well planned, light filled layout, complete with two separate living spaces, three bedrooms and a tidy kitchen and bathroom. Some cosmetic updates would bring the home up-to-date, however, should you wish to put more into the property, there is the potential there to extend or rebuild, or even sub-divide, should you wish (STCA). Whether you're looking for a savvy investment or the opportunity to create your dream home, this property is ideally placed, close to schools, shops, parks and transport.

- Well maintained single level brick-and-tile home set back from the street on large 822sqm. parcel

- Interior features neutral tones, lots of natural light, brand new vinyl plank flooring to living areas and carpet in the bedrooms

- Living space made up of living room at front and open-plan family/dining room at back

- Tidy kitchen with electric cooking, breakfast bar dining and ample storage

- Master with built-in robe, two additional robed bedrooms

- Three-way bathroom with bath, shower and enclosed WC

- Huge, fully fenced backyard with concrete patio dining and garden shed

- Double garage with drive-through access to yard via single roller door at rear

- Wide driveway provides additional parking for a caravan or boat

- Split-system AC in living space and master

- Excellent location just 750m from Stockland Green Hills

- Moments from Maitland Private Hospital, 1.8km from New Maitland Hospital

- Close to transport, parks, playgrounds and sportsgrounds

- Within easy reach of East Maitland and Maitland's shops, dining and services

- Located opposite Hunter Valley Grammar, and just 750m from Ashtonfield Public School

- Drive 3.5km to Metford Station for direct train access to Newcastle

- Enjoy an easy 30-minute commute into Newcastle CBD (26km)