

71 Lawson Avenue, Woodberry, NSW 2322

House For Sale

Wednesday, 6 December 2023

71 Lawson Avenue, Woodberry, NSW 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 464 m2

Type: House



Troy Graham
0240043200

\$550,000

Property Highlights;- Classic Weatherboard / tiled roof home with a dedicated living and dining room.- Traditional picket fence with charming established gardens in the front yard.- Large kitchen with ample storage, laminate benchtops, a tiled splashback + a freestanding Westinghouse oven.- Three bedrooms, all with ceiling fans, the master with a built-in robe.- Spacious three way bathroom with a separate shower, bathtub and WC.- Large 465 sqm block with a 2000L water storage tank.- Long driveway leading to a separate single car garage.- 1975 build.Outgoings: Council Rates: \$2,256.00 approx. per annumIdeally located in the well established suburb of Woodberry sits this spacious three bedroom home, offering the perfect opportunity for first home buyers and keen investors who know a smart buy when they see one!Woodberry is a suburb that enjoys easy access to both Newcastle and the Hunter Valley Vineyards within 35 minutes, and an easy 15 minute drive from the convenience of Green Hills Shopping Centre, offering all the retail, services, dining and entertainment options you could desire, right on your doorstep.On arrival, a large front lawn, established gardens and a traditional picket fence frame the Weatherboard and tiled roof home, providing a pleasing first impression. A long driveway runs along the side of the property, leading to a separate single car garage at the rear of the block.Set at the entrance to the home is a large formal living room with ornate cornices, a large window with vertical blinds and both a gas bayonet and a Toshiba air conditioner, ensuring you'll relax in comfort during all seasons.Step through the archway to the dedicated dining room, with large windows looking out to the backyard, providing the ideal setting to connect at mealtimes.The large kitchen features plenty of storage and bench space, a tiled splashback, a freestanding Westinghouse oven and a stainless steel sink.Three are three bedrooms on offer, all with ceiling fans, with the master suite enjoying a large built-in wardrobe. Servicing these rooms is the 3 way designed bathroom which offers a separate space for the vanity and WC, along with a separate shower and bathtub.There is a dedicated laundry room providing access to the backyard where you will find a blank canvas ready for your own touch, with a 2000L water tank on hand to assist with any landscaping endeavours.A home of this nature is perfect for first home buyers and investors alike, and is sure to draw a large volume of enquiries in today's market. We encourage our interested clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.Why you'll love where you live;- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within a short drive of Maitland Private Hospital, the NEW Maitland Hospital and the TAFE Maitland campus.- 3 minutes to Beresfield train station.- Within easy reach of main road connections including the New England Highway and Pacific Highway.- 35 minutes to the city lights and sights of Newcastle, or the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: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. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. 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.