

72A Brooks Street, Telarah, NSW 2320

House For Sale

Friday, 24 May 2024

72A Brooks Street, Telarah, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 369 m2

Type: House



Troy Graham
0240043200



Alex Moyse
0432753272

\$550,000 - \$575,000

Property Highlights:- Classic cottage home with stylish updates throughout.- Spacious open plan living/dining area with a ceiling fan and split system air conditioning.- Pristine kitchen with ample storage, 40mm benchtops, a subway tiled splashback, a dual sink with a mixer tap, gas cooking + quality appliances.- Three bedrooms, all with built-in robes, ceiling fans and premium carpet.- Stylishly updated bathroom featuring a shower/bath combination with a built-in recess.- Floating floorboards, LED downlights, sash windows in the living area, plus a fresh paint palette throughout.- Instant gas hot water, plus a security camera system.- Grassed backyard with a newly installed undercover patio, side access, plus a carport accessed via George Street.

Outgoings: Council Rates: \$2,079.93 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Returns: \$500 approx. per week

Offering a chance for first home buyers and investors to secure their next smart buy, this pretty as a picture cottage home nestled on a low maintenance 369.8 sqm block of land is a must to inspect! Conveniently located, this home is positioned 5 minutes to Rutherford, 10 minutes to Maitland CBD, 45 minutes to Newcastle, and 20 minutes to the Hunter Valley Vineyards, connecting you to the best of the region in no time! Upon arrival, you'll be greeted by a lovely grassed front lawn with established trees, framed by a traditional white picket fence. The charming exterior features updated Forever Board on three sides, a Colorbond roof, and an inviting timber front porch at the entrance, offering plenty of curb appeal. Prepare to be impressed as you step inside, revealing the home's stylish interior, with gleaming floating floorboards, classic sash windows, LED downlighting, and a fresh paint palette throughout. At the entrance of the home is the spacious open plan living, dining and kitchen area, complete with a ceiling fan and split system air conditioning, ensuring you'll relax in comfort during all seasons. The beautifully updated kitchen includes ample storage, 40mm laminate benchtops, a subway tiled splashback, a dishwasher, and a dual sink with a mixer tap. The home chef will be delighted with the quality appliances in place including a Westinghouse oven and a Technika 4 burner gas cooktop, ready to start creating their gourmet meals straight away! There are three bedrooms located along the hallway, all featuring built-in robes, ceiling fans and premium carpet, adding a touch of luxury to the everyday. Servicing these rooms is the stylishly updated bathroom which includes a handy shower/bath combination, a built-in recess, and chic white subway tiles. An updated laundry is on offer, providing direct access to the yard. Moving into the yard you will find landscaped gardens, a covered patio, a spacious grassed area, handy side access, plus a carport accessed via double gates on George Street. Packed with added extras, this impressive home also includes instant gas hot water, updated electrical and ceiling fans, a freshly painted facade and picket fence, a security camera system, plus so much more! A home of this nature is sure to prove popular with those looking to enter the market, and investors who can spot a smart buy from a mile away. We encourage our interested clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- Within walking distance or a short drive to the local shopping complex, Telarah Bowling Club and Telarah Public School.- 5 minutes to Telarah Train Station.- A 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.- Less than 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.- Located 15 minutes from the destination shopping precinct, Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 45 minutes to the city lights and sights of Newcastle.- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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