

88 Awabakal Drive, Fletcher, NSW 2287

Sold House

Tuesday, 12 March 2024

88 Awabakal Drive, Fletcher, NSW 2287

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 495 m²

Type: House



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This contemporary home finds its place within the welcoming, family-friendly community of Fletcher, nestled within the idyllic Sanctuary Estate. Offering comfortable family living, this single-story dwelling provides a modern space and lifestyle excellence. You will be greeted by an abundance of natural light filling the entrance, leading seamlessly into the family room, with the first bedroom conveniently situated to the right of the home. As you make your way down the tiled thoroughfare, you'll find yourself at the heart of the home - the expansive open-plan living, kitchen, and dining area, and ideal space to relax and enjoy with family and friends. The contemporary kitchen boasts a generously proportioned island bench, ideally suited for serving casual meals at the breakfast bar, complemented by a convenient walk-in pantry. Nestled away from the communal areas are the three remaining bedrooms and main bathroom which make the remainder of the well-designed floor plan. The master bedroom features a walk-in-wardrobe, ensuite and air-conditioning. Returning to the main living area, sliding doors lead you outside to the fantastic undercover entertaining, perfect for hosting gatherings with loved ones. The good-sized backyard features a mix of both grassed areas and paved sections. Positioned within the vibrant community of the Sanctuary Estate, families can enjoy the convenient location close to Bishop Tyrell Anglican College, Fletcher Shopping Village and nearby Wallsend Plaza. Additionally, the home is within close proximity to sports fields, playgrounds, childcare facilities, and provides convenient connectivity to the M1 Motorway and the Hunter Expressway. If a modern home in a convenient location is what you're looking for, whether it be to live in or an investment opportunity - look no further than 88 Awabakal Drive. Contact the team at Presence to arrange a viewing. - 496sqm block positioned in popular Sanctuary Estate with an appealing front facade - Four bedrooms - all complete with built-in wardrobes and ceiling fans - Master bedroom features walk-in wardrobe, ensuite and air-conditioning - Main bathroom with shower and bathtub and separate WC - Open plan living - lounge, kitchen and dining area with air-conditioning - Large family room with ceiling fan - Contemporary kitchen features stone benches, walk-in pantry, double sink, gas cooking and dishwasher - Large internal laundry with built-in storage/linen cupboard and side access to the backyard - Automatic double garage with internal access - Additional off-street parking in driveway - Covered outdoor entertaining area with gas outlet and ceiling fan - Good-sized backyard with plenty of grass area for the kids or pets to play

Outgoings:
:Water rates - \$754 per annum approx.*Council rates - \$1,952 per annum approx.*This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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