

**1 Kirkton Close, Raymond Terrace, NSW, 2324**



**House For Sale**

Sunday, 18 August 2024

1 Kirkton Close, Raymond Terrace, NSW, 2324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## A Corner of Comfort: The Ideal Family Retreat

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### The Agent Loves

"This property offers great internal space with three living areas, a large kitchen plus a safe and secure yard. Minutes from shops and schools, it is ideally positioned right between Maitland, Newcastle and Port Stephens."

### The Location

Raymond Terrace is a scenic gem that offers a blend of natural beauty and community charm. This vibrant suburb is a haven for those seeking a serene lifestyle, with its lush green parks, picturesque riverfront, and friendly local community. Just a stone's throw away from urban hubs, it presents a perfect balance of peaceful suburban living with easy access to city conveniences and beaches.

Newcastle Airport - 16 min (15.5km)

Maitland - 26 min (24.5km)

Stockland Green Hills - 20 min (19.1km)

Newcastle - 30 min (27.3km)

Nelson Bay - 33min (40.5 km)

### The Snapshot

Nestled on a spacious corner block, 1 Kirkton Close is a charming family home that offers both comfort and potential. The established lawns and well-maintained gardens provide a picturesque setting for outdoor enjoyment, ideal for children, pets, and gardening enthusiasts alike. The backyard is a true oasis, while the location offers the perfect blend of tranquillity and convenience. Ready to be personalized with your unique touch, this inviting home offers the perfect canvas for your family's next chapter. Create lasting memories in a space that's poised to become your own.

### The Home

This idyllic family residence exemplifies suburban charm and everyday functionality. A beautiful brick, single-storey home that sits proudly on a generous corner block, framed by meticulously manicured lawns and vibrant gardens.

Inside, a thoughtfully designed layout ensures family comfort and effortless entertaining. The home boasts multiple living areas, ensuring space and privacy. The front lounge room is ideal for formal gatherings or a space to retreat to, filled with natural light. Transitioning into the heart of the home, the open-plan kitchen and meals area features stainless steel appliances, granite-look laminate benchtops, extensive cabinetry and ample storage, and breakfast bar seating.

Further enhancing the living space, an additional family room at the rear opens out through glass sliding doors to the newly added undercover outdoor entertaining area. This alfresco haven, only two months old, offers a seamless blend of indoor and outdoor living, perfect for hosting friends and family amidst the backdrop of a lush garden oasis.

The home accommodates four well-appointed bedrooms, each equipped with ceiling fans and built-in robes. The master suite is complete with a walk-in wardrobe and a private ensuite, providing a peaceful escape at the end of the day. The main bathroom serves the additional bedrooms and features a built-in corner bath, shower and vanity with ample storage, catering to the needs of a bustling family.

Practicality is not overlooked, with an internal laundry outfitted with built-in cabinetry, a 19-panel solar system for energy efficiency, and a double-car garage with internal access that adds to the convenience and security of this family home.

Located just a seven-minute drive from local shopping amenities and within easy reach of Newcastle Airport, Maitland

and the city of Newcastle, this property offers a balance of peaceful suburban living and urban convenience. Whether it's the daily commute or a spontaneous getaway, everything you need is within close proximity.

1 Kirkton Close offers an elegant family setting, and a perfect space to grow and call your own. This stunning residence seamlessly blends comfort, style, and convenience in every aspect.

SMS 1Kir to 0428 166 755 for a link to the online property brochure