

**11 Lister Avenue, Beresfield, NSW, 2322**

**House For Sale**

Friday, 25 October 2024

11 Lister Avenue, Beresfield, NSW, 2322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rob McCorriston  
0240286693

## "BLINK AND YOU WILL MISS THIS AMAZING OPPORTUNITY"

This much loved three bedroom family home is going to appeal to the most astute buyer.

Perfectly positioned in Beresfield, this amazing brick & tile property showcases the location, lifestyle & the convenience of the 2322 postcode by being just a 2 minute walk to Beresfield Bowling Club & Beresfield Pool as well as being a 5 minute walk to a Beresfield Golf Club & a 10 minute walk to Beresfield shops.

Welcome to 11 Lister Avenue, Beresfield.

Offering a generous 695sqm block, you will be instantly impressed with the practicality of the floorplan, the generous spaces, the open plan layout and a seamless flow of indoor living meets outdoor entertaining.

Features Include:

- Master bedroom with built-in robe, ceiling fan & box AC
- Bedroom 2 with ceiling fan and box AC Bedroom 3 with Built-in and ceiling fan
- Updated bathroom with separate shower I bath with vanity and separate WC
- Formal lounge room with box AC and ceiling fan
- Formal dining area
- Beautifully updated kitchen with generous storage, European appliances, gas cooktop and rangehood as well as dishwasher
- Internal Laundry with storage solutions
- Study nook
- Single Car lock-up garage + Single car carport
- Beautiful timber flooring throughout I Light bright and chic
- Beautiful fully enclosed sunroom perfect for entertaining

Further Information:

- Council Rates \$503 per quarter Approx
- Water Rates - \$250 per cycle + usage
- Pest and building report available

Contact Listing agent Rob McCorrison Today on 0406 121 166 or email [rob@dowlingnewcastlehunter.com.au](mailto:rob@dowlingnewcastlehunter.com.au) for further information.

Disclaimer:

All information contained herein is gathered from sources we deem reliable. Nonetheless, we cannot guarantee the information's accuracy and act as a messenger only in passing on information. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the owner's 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.