

# 11 Watt Street, Raymond Terrace, NSW, 2324



## House For Sale

Monday, 19 August 2024

11 Watt Street, Raymond Terrace, NSW, 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Liam Osborn  
0249873571



Gerard Cunningham  
0473490423

## Plenty of space for the boat, caravan and cars

Set on 695m<sup>2</sup>, this neat and tidy three-bedroom home is loaded with appeal and has a large backyard, providing plenty of room for kids to run around and space to extend the home (STCA).

The huge 9m x 9m shed has a workshop and large mezzanine area, perfect for tradies, home business and buyers needing storage. There is also plumbing provisions for a bathroom in the shed if required in the future.

Situated in a central location this property is just a short walk to the Ampol Service Station, Anytime Fitness, Irrawang Public School and bus stops. It is also just a short drive to the CBD.

Key features include:

- Good size main bedroom has a ceiling fan, built-in robe and reverse cycle air conditioning.
- Bedroom two is located at the front of the home.
- Bedroom three/ study is located at the back of the home and features a built-in desk, reverse cycle air conditioning and an elevated view of the backyard. This room boasts loads of natural light and is a perfect home office.
- Open plan lounge and dining room.
- Modern kitchen features plenty of cupboard space, stainless-steel oven, cooktop, rangehood and dishwasher.
- Floating timber floorboards throughout the kitchen, dining and lounge room.
- Spacious lounge room has reverse cycle air conditioning and a ceiling fan.
- Beautiful bathroom features a large shower, vanity and toilet.
- Functional laundry opens to the back verandah.
- New colorbond roof with two whirlybirds.
- 6.6kW solar power system.
- Roller blinds throughout the home.
- Elevated back verandah that overlooks the backyard.

If you are an investor or first home buyer, do not miss out on this great opportunity.

Call us today to arrange an inspection.

Council rates: \$378 per quarter.

Water rates: \$203 per quarter, plus usage.

Approximate travel times:

Newcastle (30 minutes).

Newcastle Airport (20 minutes).

Nelson Bay (40 minutes).

Sydney (2 hours).

Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".