

# 22A Threlkeld Crescent, Fletcher, NSW 2287

LANE CAMPOS

## House For Sale

Wednesday, 8 May 2024

22A Threlkeld Crescent, Fletcher, NSW 2287

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 313 m<sup>2</sup>

Type: House



Toby Wilson  
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**\$695,000 - \$750,000**

Introducing a modern home primed for effortless living, perfect for the first home buyer or downsizer. Step into contemporary comfort with this move-in ready gem. Families will appreciate the spaciousness and versatility of this residence, providing room to grow and create lasting memories. Enjoy the outdoors in your private backyard oasis, ideal for entertaining or simply unwinding. Complemented by the uninterrupted views of the hunter wetlands from your front porch and front living room. Whether you're starting a new chapter or embracing a fresh beginning, this duplex is ready to welcome you with open arms. Highlights:-- Ducted Airconditioning throughout-- Master suite with ensuite and both Walk in robe and built in robe-- Three generous bedrooms, all with built in robes-- Ceiling fans to all bedrooms and alfresco area-- Well appointed kitchen with stone benches and island-- Automatic lock up garage with internal access-- Retractable mesh pull down screens to encapsulate back outdoor space-- Only a short walk to both and Awabakal Drive Park and Kau Ma Park-- Low maintenance backyard-- Two living spaces -- Main bathroom with both shower and bath-- Uninterrupted views of Hunter Wetlands-- Rainwater tank with electric pump Here and there:-- School catchment: Glendore Public School - 5 minute drive (2.6km), Callaghan College Wallsend Campus - 8 minute Drive (5km)-- Awabakal Drive Park - 4 minute walk (270m)-- Bishop Tyrrell Anglican College - 23 minute walk (1.6km)-- Fletcher Village Shopping Centre - 4 minute drive (2.1km)-- Heritage Walking Track - 16 minute drive (8.3km)-- Approx. weekly rental return: in the vicinity of \$620-- Approx. council rates per quarter: \$479-- Approx. water rates per third: \$230 (not incl. usage) For more information, please contact Toby Wilson on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.