

24 Addison Street, Beresfield, NSW, 2322

House For Sale

Sunday, 8 September 2024

24 Addison Street, Beresfield, NSW, 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Troy Graham
0240043200

PERFECT STARTER, DOWNSIZER OR INVESTMENT!

Property Highlights:

- Spacious Torrens title home set on an easy care parcel of land.
- Large open plan living and dining area with Fujitsu split system air conditioning.
- Three bedrooms, all with built-in robes for convenient storage.
- Well presented bathroom with a separate shower, built-in bathtub and WC.
- Family kitchen featuring ample storage, 40mm benchtops, a dual sink and a freestanding Westinghouse oven.
- Premium New Zealand wool carpets, new blinds and a freshly painted interior.
- Lovely front patio with timber decking, plus a compact back yard with a grassed lawn.
- A single carport for your off street parking.

Outgoings:

Council rates: \$1,852 approx. per annum

Water rates: \$818.67 approx. per annum

Rental Returns: \$550 approx. per week

Offering a spacious floor plan, quality updates and a lovely low maintenance block, we proudly introduce 24 Addison Street, Beresfield to the market. Perfect for first home buyers, downsizers and investors, this impressive Torrens title property is set to tick all the boxes for your new dream home!

Locations do not get much better than this, with Beresfield shopping village, schools, and a train station all within walking distance, offering a convenient lifestyle to enjoy.

Built in 2000 with an appealing brick and tiled roof construction, this tidy home offers plenty of curb appeal, with its lush grassed lawn and established gardens, adding to the warm welcome upon arrival.

Stepping inside you'll arrive at the inviting open plan living and dining area, showcasing the newly installed plush New Zealand wool carpets, and the freshly painted interior throughout the home. Split system air conditioning is in place, ensuring you'll enjoy your downtime in comfort during all seasons.

The large kitchen offers ample storage in the surrounding cabinetry, 40mm benchtops, a dual sink, and a freestanding Westinghouse oven with a four burner cooktop, and a range hood overhead.

There are three generously sized bedrooms on offer, all featuring built-in robes for convenient storage and the newly installed premium wool carpet, adding a touch of comfort to the everyday. The bathroom is located within easy reach of the bedrooms, offering a shower, a built-in bathtub and a separate WC.

A glass sliding door in the living area opens out to a lovely front patio, complete with a quality trim deck, delivering the perfect spot for your morning coffee. An additional outdoor area is accessed via a sliding door next to the kitchen, with a back patio, a grassed lawn, and gated side access to a single carport for your off street parking.

Offering a chance to secure a low maintenance lifestyle without compromising on space or style, this home will surely draw a large volume of interest. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;

- Walking distance to Beresfield shopping village, Beresfield train station and local schooling.
- Located just 10 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- 35 minutes to the city lights and sights of Newcastle.
- 20 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct.

- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections.

Disclaimer:

All information contained herein is gathered from sources we deem reliable.

However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors 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.