

# 24 Fenton Avenue, Bar Beach, NSW, 2300



## House For Sale

Wednesday, 14 August 2024

24 Fenton Avenue, Bar Beach, NSW, 2300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Ben Jarvis  
0249748900



Thomas Hook  
0249748900

## Spacious Family Home, Large Bar Beach Block With Future Potential

This magnificent late 1940s home is a rare gem that has been lovingly cared for by just three families over the last 75 years. Positioned on the fourth largest single residential block in the prestigious Bar Beach area, this 956sqm property, on the corner of Nickson Street, offers a blend of immediate comfort and exciting future potential.

With many modern updates, this home is ready for you to move in and enjoy. But if you're dreaming big, the possibilities are endless-whether it's a luxe new build or a stylish duplex (STCA), the surrounding area is undergoing a transformation with luxury homes being the new standard.

Step inside to find a residence that retains its timeless charm with original features like timber floors, tall ceilings, and a marble fireplace. Over the years, the property has been thoughtfully updated with a modern kitchen and laundry, new travertine balconies, new windows and roof, and a two-car stacker behind electric gates to make parking a breeze.

You'll fall in love with the multiple living areas, four bedrooms and two bathrooms all designed for a growing family. The north and south-facing views across the city add a touch of serenity, while the lush gardens-with thriving olive trees-and an in-ground pool offer endless outdoor enjoyment.

For beach lovers and coffee enthusiasts alike, this location is unbeatable. Just a 10-minute stroll to Bar Beach, you can start your day with a swim, surf, or a walk along the Anzac Memorial Walk. And with Darby Street's cafes, bars, and shops only 400m away, you'll have endless options for dining and entertainment at your doorstep.

- Approx. block dimensions 19.18m / 43.28m X 25.32m / 40.23m, zoned R2
- Ducted a/c on upper level, gas fire and split system downstairs
- Caesarstone galley kitchen, 7-burner gas range, dishwasher
- Approx. 50sqm of valuable attic storage, wine cellar
- 6.5kW solar electricity system, security cameras
- In catchment zone for Newcastle East Public School, 1.6km - Newcastle Grammar

### Outgoings:

Water: \*\$915pa + usage

Council: \*\$1,308pa

\* approximates only

(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)