

30 Robert Street, Tenambit, NSW 2323

House For Sale

Saturday, 29 June 2024

30 Robert Street, Tenambit, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 332 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spacious family home spanning three levels set in an ideal location.- Dedicated living and dining rooms, plus an extra living room on the ground floor.- LED downlights, ornate cornices and split system air conditioning in the living room.- Large kitchen offering 40mm benchtops, ample storage, a dual sink, gas cooking and quality appliances.- Three bedrooms on the upper floor, all with built-in robes, two with ceiling fans and one with split system air conditioning.- Stylish family bathroom with floor to ceiling tiles, a floating vanity, a freestanding bath, a shower, built-in recesses, and a separate WC.- Separate studio on the ground floor with a living area, bedroom, laundry and bathroom.- 6.6kW solar system with 16 panels, instant gas hot water, and three-phase power.- Fully fenced grassed backyard with a garden shed and dual side access.

Outgoings: Council Rate: \$2,036 approx. per annum
Water Rate: \$818.67 approx. per annum
Rental Main House: \$550 approx. per week
Rental Granny Flat: \$300 approx. per week

Offering a spacious floor plan spanning three levels, with plenty of room for the family to thrive, this incredible 1972 property set in the conveniently positioned suburb of Tenambit is sure to impress. Tenambit draws buyers from near and far for good reason, with local schooling and a shopping complex close by, and with convenient connections to Maitland CBD, Newcastle City and the Hunter Valley Vineyards, you'll enjoy all you could ask for within easy reach of home. Arriving at the property you'll be greeted by a lovely landscaped garden and a large driveway for your off street parking. Approaching the entrance to the home you'll find an inviting front verandah, providing the ideal spot to sit and enjoy your morning coffee. Step inside to find a foyer connected to the generously sized living room at the entrance to the home. Here you will find features including ornate cornices, LED downlighting, split system air conditioning and a glass sliding door opening out to the front porch. The dedicated dining room is adjacent, providing the perfect spot to enjoy family mealtimes. The spacious kitchen includes ample storage in the surrounding cabinetry, with a built-in pantry and glass display units. There is plenty of room atop the 40mm laminate benchtops, a dual sink, a white tile textured splashback and quality appliances including an Inalco oven, a Fisher & Paykel four burner gas stove with a range hood, and an Everdure dishwasher for ultimate convenience. Head up the staircase to the bedroom wing where you will find three carpeted bedrooms, all with built-in robes, two with ceiling fans and the master suite with split system air conditioning for year round comfort. The stylishly presented family bathroom services these rooms boasting gleaming floor to ceiling tiles, a floating vanity with soft close cabinetry, a freestanding bath and a shower with a rain showerhead, both with built-in recesses. A separate WC offers additional convenience for all. Heading down to the ground floor you'll be delighted to find a separate studio complete with a living area, a bathroom, a separate laundry, and a bedroom with a ceiling fan. Whilst not currently Council approved, this versatile living space offers a myriad of options for the new owner and can be used as a garage. The low maintenance backyard is fully fenced and includes a grassed lawn, a garden shed for storage and handy dual side access. Added extras in this home include instant gas hot water, a power box updated one year ago, three-phase power, and a 6.6kW solar system with 16 panels for your sustainable living. A property presenting such a spacious layout, with multiple living zones and four bedrooms for all the family, is certain to prove popular in today's market. 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;- Located 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 15 minutes to Maitland CBD and the revitalised riverside Levee precinct offering an array of dining and retail options.- A short five minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 40 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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