

**32 Northville Drive, Barnsley, NSW, 2278**

**House For Sale**

Friday, 9 August 2024

**32 Northville Drive, Barnsley, NSW, 2278**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Troy Duncan  
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## BEAUTIFUL BARNSELEY BARGAIN

Welcome to your new home or ideal investment opportunity where comfort meets convenience in every corner. Nestled in the desirable neighbourhood of Barnsley on a level 572m block right next door to a park, providing you with extra space for the kids to run & play. This enchanting 3-bedroom, 1-bathroom single level brick home has just had the tiled roof repointed & resprayed looking like new also including a double car garage, multiple living areas this affordable dream is the home that you have been looking for.

This delightful property features three inviting bedrooms, the master bedroom accompanies a built-in robe. Each bedroom is designed to maximise cozy spaces, providing the perfect spot to unwind & relax after a long day.

The beautifully appointed bathroom combines functionality and style, creating a serene retreat for your daily routine.

Step into the delightful kitchen, equipped with stainless steel appliances and plenty of storage, making meal preparation a joy, the kitchen opens out onto the tiled dining area for ease of living.

The spacious light filled separate lounge room is ideal for relaxation and everyday living, filled with natural light and a welcoming atmosphere. The lounge room also includes a reverse cycle air conditioner to keep you comfortable all year round + a cosy combustion fireplace to snuggle up over winter with your loved ones.

At the rear of the house, the large enclosed entertaining room stands out as the perfect spot for gatherings with family and friends. This expansive area offers versatility and comfort, whether you're hosting a barbecue or enjoying a quiet evening under the stars. The expansive area is the ideal entertainer's delight.

Outside, the large front level yard is ideal for boat or caravan off street storage + there's a double car garage that offers you ample space for your vehicles and extra storage needs or workshop space, providing convenience right at your doorstep and a small rear yard behind the shed perfect for your veggie garden or ideal area for your chicken coop.

Land Size Approx. 572m<sup>2</sup> with 26.8m Frontage & 34.7m Depth

Land Rates Approx. \$460 Per Quarter

Water Rates Approx. \$220 Per Quarter

Potential Rental Return Approx. \$650 Per Week

Located in a sought-after neighbourhood close to schools, shops, and parks, this home combines modern amenities with a family-friendly environment. Don't miss out on the opportunity to make this house your home. Contact us today to arrange an inspection and take the first step towards a brighter future!

For further information contact the Barnsley's first choice for real estate Troy Duncan on 4950 8555

First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home.

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