

# 43 Tramway Dr, West Wallsend, NSW, 2286



## House For Sale

Tuesday, 20 August 2024

43 Tramway Dr, West Wallsend, NSW, 2286

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sam Taylor



Beau Hedley

## **Crisply Presented, Feature-Packed and Ready to Love**

Placed in a peaceful neighbourhood known for speedy access to all lifestyle amenities, this contemporary home offers the perfect launch pad into a family home, makes a spacious downsize option for retirees, and investors will see instant value in its set-and-forget appeal. It truly is a home for all ages and stages.

Step inside this modern retreat and discover a home that doesn't need an extra cent spent. You'll find both open plan living plus a media room, ideal for any sized gathering. Enjoy year-round entertaining under the private alfresco terrace, or step onto the secure yard for garden parties or play. Four bedrooms and two bathrooms provide ample accommodation and are split into two bedrooms over two levels. There are plenty of other features too, with a stylish Caesarstone island kitchen, a dedicated study nook and an automatic double garage all worth mentioning.

Immerse yourself in the everlasting appeal of this family address where nearby State Forests and National Parks are waiting for exploration. Walk 1km to West Wallsend High School and Holmesville Playhouse Pre School, or take a 2 minute drive to the village heart for a scattering of shops, a golf course, a swim centre and bus transport to Newcastle. Cameron Park Plaza, a medical centre and the region's latest hot spot - Harrigans Irish Pub, are also within a 2km drive.

- Modern split-level home set behind a white picket fence and boasting an attached double garage
- As-new presentation throughout; tiled floor in living zone for day-to-day ease
- Open plan living connects to alfresco entertaining and includes split-system air-conditioning for year-round comfort
- Island kitchen appointed with all the mod-cons including a dishwasher and easy-to-maintain stone benchtops
- Two bedrooms on entry level anchored by a family bathroom and study nook
- Two bedrooms on the top level, including a master with AC, WIR and ensuite
- All bedrooms feature a ceiling fan and generous robe storage
- Sizable north-facing yard for the green thumb, kid's play equipment or active pets
- Indoor entry from the garage and several additional car parks in the driveway
- Near the M1 and Hunter Expressway for effortless north/south travel

### **Disclaimer:**

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.