

# 44 Kingstown Road, Woodberry, NSW 2322



## House For Sale

Thursday, 4 July 2024

44 Kingstown Road, Woodberry, NSW 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 550 m2

Type: House



Luke Murdoch

**\$520,000**

This classic three bedroom home presents as a superb entry into the property market in an area experiencing a recent surge in popularity due to its central positioning. The home's north facing aspect fills the lounge room with natural light and winter sunshine while at the rear, a versatile room could be an extra living or entertaining area overlooking the backyard. More than comfortable for today, you can move straight in, but there's also room to add your personal touch and make it uniquely yours. Give the interiors a fresh coat of paint, update the kitchen and bathroom, and sprinkle in some designer touches to watch the lifestyle and resale value soar. The local landscape is rich with amenities –Stockland Greenhills and Maitland Hospital are a mere 12-minute drive away. Adding to the allure, sports fields, an array of schools, local shopping precincts, efficient public transport options, and well-connected arterial roads lie conveniently at your fingertips. - Single level home on 550.1sqm north facing block with fenced yards front and rear- Single carport and single garage- Light-filled lounge room with a/c, versatile extra living or entertaining space- Kitchen with electric stove and stainless-steel dishwasher- All three bedrooms with robes and ceiling fans, a/c to main- Full bathroom with shower over bathtub- 900m to Woodberry Public School, 1600m to Francis Greenway High - Four minute drive to Beresfield Station and local shops- 6km – John Renshaw Drive and M1, 22km – Newcastle CBD, 17km – Maitland- Available with vacant possession recently rented for \$430 per week 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.