

# 49 Patricia Avenue, Charlestown, NSW 2290



## House For Sale

Tuesday, 25 June 2024

49 Patricia Avenue, Charlestown, NSW 2290

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jacob Hosking  
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## Auction

An ideal home for a large family, this 4 bedroom brick residence delivers an abundance of space across two levels; with both formal & relaxed living this property offers a versatile design. Set behind a brick boundary fence & sitting on over 870sqm this remarkable residence is complete with oversized double garage & swimming pool & is perfectly positioned in the centre of Charlestown, delivering unmatched convenience. This property presents a unique opportunity to secure a custom built home that has been appointed with some impressive fixtures throughout. Upon entry through the double timber doors you are met with a striking staircase in the tiled foyer. From here you will find a separate home office & formal living area on the ground floor. A spacious open plan kitchen, dining & living area are positioned at the back of the house; the perfect spot to connect & entertain with family & friends. Each of the bedrooms sits on the upper level which also houses a large bathroom with corner spa bath, double vanity & separate toilet. The grand master bedroom boasts separate ensuite & walk-in robe in addition to private balcony access on the upper level. This property requires some cosmetic touches to bring it back to its former glory but a structure of this calibre is absolutely worth it. Set within walking distance to Charlestown Square Shopping Centre, Club Charlestown & local sporting & entertainment facilities the convenience that comes with this location is unmatched. Just a short drive to Dudley Beach & within close proximity to Glenrock Reserve & the Fernleigh Track there are an abundance of recreational activities you can enjoy from here.

Double storey 4 bedroom brick home- Large master bedroom with ensuite & walk-in robe- Set on approx. 872sqm block- Detached double garage & additional off street parking- Inground swimming pool- Brick boundary fence with automatic entry gate- Open plan kitchen & dining space- Tiled rumpus area- Formal living & formal dining room- Separate home office- Open living area on upper level- Ducted air conditioning- Corner spa bath in main bathroom- Internal laundry & third bathroom on ground floor- Convenient location walking distance to Charlestown Square- Positioned opposite Club Charlestown- Close to local sporting & entertainment venues- Less than 4km to Dudley Beach- Short drive to Warners Bay Foreshore- Public transport available