

**50 Nanda Street, Marmong Point, NSW 2284**

**House For Sale**

Tuesday, 25 June 2024



50 Nanda Street, Marmong Point, NSW 2284

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



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**\$820,000**

Nestled in the picturesque locale of Marmong Point, this immaculate brick and tile abode at 50 Nanda Street beckons first-time homeowners, downsizers, or those seeking a charming family dwelling. Boasting three well-appointed bedrooms, two featuring built-in robes—with the second also offering the comfort of air conditioning—this residence is an exemplar of tranquil suburban living. Step inside to discover the high ceilings that flow throughout, amplifying the sense of space and light. The lounge room, a cosy retreat, comes equipped with reverse cycle air conditioning, ensuring year-round comfort. Culinary pursuits await in the neat kitchen, updated with a new oven and cooktop, whilst the adjacent dining space is perfect for family meals. The property's single-level layout is complemented by a bathroom that includes a relaxing spa bath with an overhead shower and a separate toilet for convenience. Outdoor living is a delight here, with a covered patio overlooking a manicured garden—a splendid setting for entertaining or quiet contemplation. Additional features include solar panels, solar hot water, a water tank for the garden, a double carport, and a single garage. With an impressive land size of 613 square metres and the fact that this gem is being sold for the first time in 46 years, this is an opportunity not to be missed for those seeking a serene cottage by the lake. Fassifern train station: 8 minutes Newcastle: 33 minutes Sydney: 1 hour 45 minutes Walking distance to Marmong Point Marina Avery Property Professionals are proud to present this home to the market. Please contact Charlotte Nelmes or Craig Avery today to secure your inspection. 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.