

56 Crawford Avenue, Tenambit, NSW 2323

House For Sale

Wednesday, 19 June 2024

56 Crawford Avenue, Tenambit, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 614 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Lovely brick and tile home set in an ideal location.- Three generously sized bedrooms, two with ceiling fans.- Large open plan living/dining areas with stylish barn door, split system air conditioning, a gas bayonet and a ceiling fan.- Original kitchen with 40mm benchtops, plus a freestanding Chef oven.- Renovated bathroom with floor to ceiling tiles, a walk-in shower with a built-in recess, plus a separate WC.- Freshly painted interior and hardwood timber floorboards throughout.- Large grassed backyard with established gardens and trees.- Separate single car garage with drive through access to the yard, dual side access, plus a garden shed.

Outgoings: Council Rate: \$2,452 approx. per annum
Water Rate: \$811.98 approx. per annum
Rental Return: \$500 approx per week

Ideally located in the popular suburb of Tenambit, this lovely three bedroom brick and tile family home offers a spacious floor plan and stylish updates throughout. Perfectly positioned this home enjoys easy access to local schooling, and recreation facilities and is a short distance to the local shopping complex. In addition, you'll find Newcastle a 40 minute drive, and the Hunter Valley Vineyards 30 minutes by car, providing access to the best of the region with ease!

Arriving at the home, you'll be greeted by a grassed lawn, established gardens and a driveway that leads to the separate single car garage that provides drive-through access to the yard. Step inside to find a freshly painted interior and stunning timber floorboards throughout. There are three bedrooms on offer, two of which include ceiling fans for additional comfort. The family bathroom has undergone a stylish renovation, boasting floor to ceiling tiles, a walk-in shower with a rain shower head and a built-in recess, with a separate WC offering additional convenience for all. At the heart of the home is a spacious open plan living and dining area, with large windows allowing plenty of beautiful natural light into the space. There is split system air conditioning, a ceiling fan and a gas bayonet in place, ensuring you'll relax in comfort during all times of the year. The kitchen includes a tiled splashback, 40mm benchtops and a freestanding Chef oven with a four burner cooktop. A dedicated laundry room is located close by, providing convenient access to the yard. Moving outside you'll find a lovely grassed backyard with established gardens and trees, providing the ideal space for the entire family. There is dual side access on offer, along with a garden shed for additional storage. A home of this nature is certain to prove popular with first home buyers and investors looking to secure a clever buy in a top location. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- Located 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 15 minutes to Maitland CBD and the revitalised riverside Levee precinct offering an array of dining and retail options.- A short 5 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 40 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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