

65 Brooks St, Telarah, NSW, 2320

House For Sale

Sunday, 8 September 2024

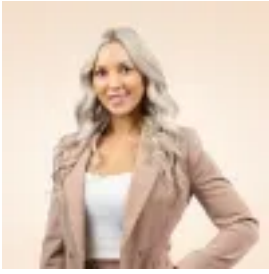
65 Brooks St, Telarah, NSW, 2320

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Jade Perryman

AN IDEAL FIRST FAMILY HOME OR CLEVER INVESTMENT!

Property Highlights:

- Charming cottage home set on a spacious 423.7 sqm corner block of land.
- Family living room, open plan dining/ kitchen, plus a convenient mud/sunroom.
- Two generously sized bedrooms.
- Bathroom with a handy shower/bath combination.
- Updated kitchen featuring soft close cabinetry, a built-in pantry, a dual sink, plus quality appliances.
- Stylish carpeted bedrooms, plus high ceilings.
- Panasonic split system air conditioning and a ceiling fan in the living room.
- Covered timber alfresco deck, perfect for relaxation and entertaining.
- Large fully fenced backyard with established gardens and trees.
- Separate single car garage, with extra workshop room, accessed via Russell Street.

Outgoings:

Council Rates: \$2,224 approx. per annum

Water Rates: \$818.67 approx. per annum

Rental Returns: \$490 approx. per week

Presenting the perfect opportunity for first homeowners or investors, this charming cottage home set on a spacious corner block in the well established suburb of Telarah is a must to inspect.

Conveniently located, this home is positioned 5 minutes to Rutherford, 10 minutes to Maitland CBD, 45 minutes to Newcastle, and 20 minutes to the Hunter Valley Vineyards, connecting you to the best of the region in no time!

Arriving at the home you'll be greeted by a grassed front lawn and established front gardens, framing the home which is built with a traditional combination of Weatherboard and a galvanised iron and Colorbond roof.

Step inside to find a sunroom at the entrance to the home, perfectly positioned for a practical mudroom at entry. The large living room is located close by, showcasing the home's stylish high ceilings with ornate cornices, adding to the sense of space. There is a ceiling fan in place, along with split system air conditioning, ensuring you'll enjoy your downtime in comfort.

There are two bedrooms, both featuring cosy carpet flooring. The bathroom is located within easy reach of the bedrooms, offering a vanity with a ceramic benchtop and a handy shower/bath combination.

At the heart of the home is the open plan kitchen and dining area, offering the ideal space to cook, dine and connect with your loved ones. The kitchen underwent a stylish renovation five years ago and boasts ample storage in the surrounding soft close cabinetry and built-in pantry, along with a dual sink and ample bench space. The home chef will be delighted to find quality appliances already in place, including a Westinghouse oven, a DeLonghi four burner cooktop, a range and a Fisher & Paykel dishwasher for ultimate convenience.

Step outside to find a lovely covered alfresco area complete with timber decking, delivering the perfect space for relaxing with family and entertaining friends.

The large fully fenced backyard includes established gardens and trees, a grassed lawn for kids and pets to enjoy, fruit trees, and raised veggie patches ready for your herb garden.

Those looking to store their cars and tools will be pleased to find a separate single car garage in place, with extra workshop room and access from Russell Street, offering all the storage space you could ask for.

A home of this nature is sure to prove popular with those looking to enter the market, and investors who can spot a smart buy from a mile away. We encourage our interested clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;

- Within walking distance or a short drive to the local shopping complex, Telarah Bowling Club and Telarah Public School.
- 5 minutes to Telarah Train Station.
- A 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.
- Less than 10 minutes to Maitland CBD and the Levee riverside precinct with a range of bars and restaurants to enjoy.
- Located 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- 45 minutes to the city lights and sights of Newcastle.
- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards.

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

Disclaimer:

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