

7 Laurie Drive, Raworth, NSW, 2321

House For Sale

Wednesday, 31 July 2024

7 Laurie Drive, Raworth, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Nick Clarke

0240043200

RAWORTH LIVING AT ITS FINEST!

Property Highlights:

- Beautifully presented family home in the highly sought suburb of Raworth.
- Spacious open plan living and dining area, plus a media room.
- Four bedrooms, three with built-in robes, the master with a walk-in.
- Well appointed ensuite and main family bathroom.
- Large family kitchen featuring an island bench with a breakfast bar, 40mm benchtops, a built-in pantry, gas cooking, plus quality Blanco appliances.
- Newly installed hardwood hybrid flooring, plus a freshly painted interior.
- Daikin split system air conditioning, gas hot water, and a gas point in the living area.
- Covered alfresco area with a gas bayonet.
- Large fully fenced backyard with a 3000L water storage tank.
- Attached double garage with internal access, plus wide gated side access to the yard.

Outgoings:

Council Rate: \$2,596 approx. per annum

Water Rate: \$811.98 approx. per annum

Rental Return: \$700 approx. per week

For those looking for a spacious, contemporary home, set in a family friendly neighbourhood, look no further than 7 Laurie Drive, Raworth. Set on a lovely low maintenance block, with premium inclusions throughout, this impressive four bedroom residence is a must to inspect!

Raworth is a lovely suburb tucked away in a picturesque pocket of Maitland. This handy location is a mere 15 minutes away from Maitland CBD, 45 minutes from Newcastle, and only 30 minutes from the Hunter Valley Vineyards, offering easy access to the very best the Hunter region has to offer.

Closer to home, you'll find the popular township of Morpeth only 5 minutes away, boasting boutique shopping and coffee that draws a crowd, and with Green Hills Shopping Centre a short 10 minute drive, all your everyday needs are sure to be met.

Built with an appealing brick and tiled roof construction, and with an attached double garage offering internal access, this home offers a pleasing first impression upon arrival.

The warm welcome continues as you step inside, revealing the home's stylish interior, including newly laid hybrid flooring and a fresh paint palette throughout.

There are four carpeted bedrooms, providing a space for everyone to call their own. The three family bedrooms include built-in robes, whilst the master suite includes a walk-in robe and a convenient ensuite.

The family bathroom services the remaining bedrooms, offering a large vanity with a ceramic benchtop, a built-in bathtub, a shower and a separate WC.

There are dual living areas on offer, with a dedicated media room set at the entrance to the home, with three windows offering a lovely view across the front yard. Located close by is the generously sized open plan living and dining area, offering plenty of space to connect with family at mealtimes and enjoy your downtime together, with a gas point and split system air conditioning offering comfort during all seasons.

The well appointed kitchen overlooks the open plan living area, with an island bench offering a dual sink and a breakfast bar for your casual mealtimes. There is a built-in pantry, 40mm laminate benchtops, a subway tiled splashback, and

quality Blanco appliances including a dishwasher, an oven, a 4 burner gas cooktop and a range hood.

Stepping outside via the sliding door in the living room you'll find a lovely alfresco area complete with a gas bayonet, perfect for your outdoor dining. The large fully fenced backyard offers plenty of green grass to play, a 3000L water tank for your sustainable living, plus handy gated side access to the yard.

A beautifully presented home of this nature, set in a desirable location such as this, is sure to attract a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents today.

Why you'll love where you live;

- Located within a 5 minute drive of the lovely township of Morpeth, boasting a range of cafes, boutique shopping and restaurants.
- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- An easy 15 minute drive to Maitland CBD for all your everyday needs.
- 45 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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