

# 9 Bellevue St, Raymond Terrace, NSW, 2324

**DOWLING**

## House For Sale

Saturday, 24 August 2024

9 Bellevue St, Raymond Terrace, NSW, 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## EXPERIENCE BREATHTAKING SUNSETS!

An exceptional family home nestled high on the hill with stunning views to Maitland. This refreshed gem offers a fantastic blend of modern updates and classic charm, perfect for families and those who appreciate a serene setting with convenient amenities.

### Key Features:

- **Modern Upgrades:** The house has been thoughtfully refreshed with new floor tiles, contemporary paint, and a modern kitchen featuring a new bench, dishwasher, and appliances. The bathroom hardware is updated and the home boasts new carpets and a new 10kw ducted air system with wifi controller.
- **Recent Enhancements:** Enjoy peace of mind with a new Colourbond roof, updated guttering and fascia and recently replaced fences. The home also features new downlights and additional drainage for added convenience.
- **Functional Layout:** The home includes three bedrooms with built-in robes and soft grey carpets, a versatile office space and a three-way bathroom for added convenience. The L-shaped lounge and dining area provide ample space for family gatherings.
- **Family-Friendly Kitchen:** The classic black & white galley kitchen with dishwasher, complete with a family room, opens onto a concrete pad-perfect for alfresco dining or outdoor entertaining.
- **Expansive Backyard:** The huge backyard is a kid's paradise, providing ample space for play and exploration. Enjoy breathtaking sunsets while you relax in this private outdoor retreat.
- **Versatile Space:** The rear yard features a steel-framed base (3.13 m x 5.98 m) ready for you to transform into an office, workshop, home gym or any space you envision.
- **Drive-Through Double Garage:** Park your vehicles with ease and access the backyard through the drive-through garage.
- **Prime Location:** Enjoy the convenience of a bus stop at your door and a short 300-metre walk to Kittyhawk Park. The home is also on a private bus route to Maitland and Medowie Christian Schools with Raymond Terrace CBD just 3.5 kms away.

### Community and Lifestyle:

- **Friendly and kind neighbours**
- **Spectacular sunsets**
- **Fast and reliable internet**

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