

11 Cananga Court, Largs, NSW, 2320

House For Sale

Tuesday, 12 November 2024

11 Cananga Court, Largs, NSW, 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Michael Kirwan
0240043200

CHARMING FAMILY HOME IN A BLUE RIBBON LOCATION!

Property Highlights:

- Impressive 2004 Beechwood Homes residence set in the well regarded township of Largs.
- Four large bedrooms, three with built-in robes, the main with a walk-in robe and direct access to the yard.
- Large formal living room, plus open plan living and dining with access to the alfresco.
- Well appointed kitchen with a walk-in pantry, 40mm benchtops, a breakfast bar, gas cooking, plus quality appliances.
- Main bathroom and ensuite, both with vanities and showers, with a built-in bath to the main.
- Split system air conditioning in the main bedroom and living room, a combustion fireplace and ceiling fans throughout.
- Covered alfresco area with outdoor power access and a gas bayonet overlooking the fully fenced backyard.
- Attached double car garage with internal access, plus drive through side access to a four car shed.
- Gas hot water, plus NBN fibre to the premises.

Outgoings:

Council Rate: \$2,484 approx. per annum

Water Rate: \$827.64 approx. per annum

Rental Return: \$650 approx. per week

Ideally located in the blue chip suburb of Largs, stands this 2004 built Beechwood Home offering spacious living areas, four bedrooms for all the family and plenty of storage solutions for your cars, tools and more, presenting your chance to secure the dream home you've been waiting for.

Largs is a lovely suburb that boasts a semi-rural feel, whilst still within easy reach of the conveniences of city living. Within a short drive, you'll find the heritage centre of Maitland, the quaint town of Morpeth offering a range of galleries, boutiques and cafes, and the popular Green Hills shopping complex only 15 minutes away, offering easy access to all your everyday needs and more! Further afield, you'll find Newcastle a 45 minute drive, and the Hunter Valley 30 minutes away, connecting you to the city, beach and vineyards in no time!

Upon arrival you'll be greeted by a lovely established garden and a lush green lawn, leading to the home which is built with an appealing blonde brick and tiled roof construction.

There is an attached double garage with internal access on offer, along with drive through side access to a separate four car shed, high enough to accommodate your boat or van.

Stepping inside you'll take in the home's spacious floor plan, with a dedicated living room set at the entrance of the home. Here you will find carpet flooring, a ceiling fan with a light, and two large windows dressed with a mix of curtains, Venetian and vertical blinds. A built-in entertainment unit with soft close cabinetry and a 40mm benchtop provides the perfect setting for family movie night gatherings.

The generously sized open plan living, dining and kitchen area is located close by, providing plenty of space for both relaxing and coming together at mealtimes. There is a ceiling fan in place, along with a Nectre combustion fireplace and Daikin split system air conditioning, providing comfort during all seasons.

The large family kitchen includes a walk-in pantry, a dual sink, a tiled splashback, a handy breakfast bar, and plenty of space atop the 40mm benchtops for all your food preparation needs. Quality appliances complete this dream kitchen setup including a Westinghouse oven, a 4 burner gas stove and a range hood, along with an LG dishwasher for ultimate convenience.

Four spacious bedrooms are set to one side of the home along a private hallway, all including ceiling fans with lights and cosy carpet underfoot. The three family bedrooms include built-in robes, with the main bedroom enjoying the added convenience of a walk-in robe, split system air conditioning and direct access to the yard via the glass sliding door in place.

The main family bathroom and the convenient ensuite both include showers and vanities, with a built-in bathtub in the main bathroom, perfect for relaxing soaks.

Heading outside via the glass sliding door in the open plan living area you'll find a spacious covered alfresco complete with outdoor power access and a gas bayonet, providing the perfect setting for all your outdoor cooking, dining and entertaining needs, all overlooking the large fully fenced backyard.

This perfectly presented quality home, set in such a highly sought-after area is sure to generate a large volume of interest in today's market. We encourage buyers to make contact with the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;

- Located within an easy 10 minute drive of the lovely Morpeth Village, boasting a range of cafes, boutique shopping and restaurants
- Within a short distance of both Largs Public School and Largs Park
- Located just 15 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's heritage CBD and riverside Levee precinct, offering a range of retail, dining and events to enjoy
- 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

Disclaimer:

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.