

# 22 Frater Avenue, Tenambit, NSW, 2323

## House For Sale

Friday, 10 January 2025

22 Frater Avenue, Tenambit, NSW, 2323

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



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## MOVE IN READY IN A PRIME LOCATION!

### Property Highlights:

- A well presented family home ready to move in and enjoy
- Kitchen with a built-in pantry, 40mm benchtops, a freestanding Westinghouse oven and a dishwasher
- Three bedrooms, all with built-in robes
- Large living room with a Norseman fireplace and gas bayonet, plus a media room
- Split system air conditioning in both living areas, plus matte black ceiling fans throughout
- Stylish laminate flooring, LED downlights, plus a neutral paint palette throughout
- Bathroom with a built-in bath, shower, a separate WC, plus an additional WC in the laundry
- Fully fenced grassed backyard, plus a separate double garage with a workshop space
- Electric hot water system, plus NBN fibre to the premises

### Outgoings:

Council Rate: \$2,540 approx. per annum

Water Rate: \$827.64 approx. per annum

Rental Return: \$600 approx. per week

Step into the charm of this beautifully presented brick and tiled roof residence that perfectly combines style and practicality. From its thoughtful design to its comfortable features, this property is ready for one lucky new family to make this house their home.

Nestled in the popular suburb of Tenambit, this property offers the ultimate convenience. Enjoy the benefits of local shops, schools, and parklands just moments away, with easy access to Maitland's CBD and the retail haven of Green Hills Shopping Centre. Whether it's a 40 minute trip to Newcastle's city lights and pristine beaches or enjoying the tranquillity of your own suburb, everything you could need is at your fingertips.

Upon arrival, you'll be greeted by a lush front lawn and established gardens that lead to a charming covered front porch. A driveway guides you to a double bay separate garage, complete with extra workshop space, perfect for those who love to tinker or need additional storage. Inside, laminate flooring and LED downlights enhance the home's stylish vibe, creating a bright and welcoming space.

The open plan living and dining area offers a welcoming retreat at the entrance of the home. A matte black ceiling fan, a Daikin split system, and a cosy Norseman fireplace cater to year round comfort, while the gas bayonet adds practicality. Roller and sheer blinds offer both privacy and natural light, blending functionality with aesthetic appeal.

The kitchen is a space where form meets function, featuring a 40mm benchtop, a tiled splashback, and a built-in pantry. Cooking is a breeze with the freestanding Westinghouse oven, complete with a four burner cooktop and rangehood, complemented by a GVA dishwasher to handle the cleanup.

A separate media room expands the living options, equipped with a Fujitsu split system for climate control and a sliding glass door that seamlessly connects to the outdoor area, making it perfect for movie nights or casual relaxation.

Each of the three bedrooms offers built-in robes for convenient storage, and matte black ceiling fans for additional comfort.

The main bathroom features a built-in bath, a shower, a vanity, and a shaver cabinet, with the added convenience of a separate WC. A second WC is located in the laundry, catering to the needs of a busy household.

Outside, the fully fenced grassed yard offers space for kids and pets to play. Whether hosting a barbecue or enjoying a quiet moment, this backyard is a blank canvas for your outdoor lifestyle.

Modern extras, including electric hot water and NBN fibre to the premises, add to the features of this well appointed home.

A property of this high standard, set in such a top location is bound to attract a high volume of interest. 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 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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