

29 Fletcher Street, Beresfield, NSW, 2322

House For Sale

Friday, 15 November 2024

29 Fletcher Street, Beresfield, NSW, 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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FAMILY-FRIENDLY LAYOUT IN A PRIME LOCATION!

Property Highlights;

- A stylishly updated home spanning two generous levels
- Dedicated living room and an open plan dining and kitchen area
- Four bedrooms, three with built-in robes and all with ceiling fans
- Bathrooms on both floors of the home, one stylishly renovated with floor to ceiling tiles, a walk-in shower with a niche and a floating vanity
- Gourmet updated kitchen featuring 20mm Caesarstone benchtops, an undermount sink, soft close cabinetry, an island bench with a breakfast bar, plus quality appliances
- Cypress pine timber floors, plush carpet, 2.6m ceilings and ornate cornices
- 4 zone ducted air conditioning, Hitachi split system air conditioning, plus a freestanding Osburn combustion fireplace
- Entertainer's deck with aluminium plantation shutters and roller blinds overlooking the lovely landscaped yard
- Sparkling inground saltwater pool with a new fence
- Brilliant 'he/she shed' in the yard with ceiling fans, outdoor power access, and an outdoor bench with a sink
- Generous sized shed in the yard, long driveway, concrete parking pad for your van or boat, plus two separate solar systems totalling 13kws

Outgoings:

Council Rate: \$1,608 approx. per annum

Water Rate: \$818.67 approx. per annum

Rental Return: \$650 approx. per week

Welcome to this spacious, character filled family home, originally built in the 1940s but updated throughout to offer modern comfort and convenience. Located in the suburb of Beresfield, this home provides everything you need at your fingertips, from local shops and schools to the bowling club and train station. For even more shopping, Green Hills is just 10 minutes away, and Newcastle's beaches and vibrant city life are an easy 35 minute drive.

Stepping inside, you'll immediately notice the warmth of the cypress pine floors, high 2.6m ceilings, and charming ornate cornices that lend a classic touch. Ducted air conditioning with four zones is in place, offering personalised climate control throughout.

The living room offers a welcoming space at the entrance of the home, featuring an Osburn freestanding combustion fireplace framed by a brick surround, ideal for cosy winter evenings. The open-plan kitchen and dining area is located close by, with Hitachi split system air conditioning for your year round comfort, and sliding door access to the alfresco for seamless indoor/outdoor living.

Updated with modern finishes, the kitchen includes 20mm Caesarstone benchtops, an undermount sink with a hose mixer tap, soft close cabinetry and plumbing for the fridge. Quality appliances include a Westinghouse oven with a cooktop and built-in range, along with a Fisher & Paykel dishwasher for ultimate convenience. With a corner pantry, a large island with a breakfast bar, and a glass splashback, this space is both functional and beautiful.

On the first floor, you'll also find a carpeted bedroom with a built-in robe, a ceiling fan, and a combination of curtains and roller blinds. There's also a versatile office or potential fourth bedroom, accessed through beautiful bifold doors with stained glass accents, featuring a ceiling fan and roller blinds.

The updated bathroom on this floor showcases floor to ceiling tiles, a walk-in shower with a convenient niche, a floating vanity, and a heated towel rail.

Heading upstairs, you'll find two more carpeted bedrooms, each equipped with built-in robes, roller blinds, and ceiling fans for comfortable living. These rooms share a well appointed bathroom with a twin vanity, a shower, and a separate

WC, perfect for family convenience.

The back deck is an entertainer's dream, with timber flooring, aluminium plantation shutters, and roller blinds for privacy. Overlooking the large grassed yard, this deck is ideal for gatherings or quiet relaxation.

In the backyard, a sparkling saltwater pool promises endless summer fun. The concrete pool is enclosed by a new pool fence, creating a perfect retreat within the large, beautifully landscaped yard. Side aluminium gates add convenience, leading to a large shed.

For those seeking extra storage or hobby space, the home features a "she/he cave" with ceiling fans, an outdoor bench, a sink, and power access for all your projects and recreational needs.

This home also boasts a range of modern amenities, including three-phase power, an electric hot water system, NBN fibre to the premises, understair storage, and dual solar systems (13kws) for your sustainable living.

Offering space for all the family and a sparkling pool in the yard, this home is certain to draw a large volume of interest from a broad range of buyers. 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;

- A short drive or walking distance to Beresfield shopping village, Beresfield train station and local schooling
- Located just 10 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep
- 35 minutes to the city lights and sights of Newcastle
- 20 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct
- 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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