

32 Tumut Street, Dudley, NSW, 2290

House For Sale

Saturday, 11 January 2025

32 Tumut Street, Dudley, NSW, 2290

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Liam McAlister
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Versatile coastal haven promises a relaxed family lifestyle

Auction Location: Fort Scratchley Function Centre | 1/3 Nobbys Road, Newcastle East NSW 2300

Settle into the coastal charm of Dudley and fill your days with beach time, surf adventures, and peaceful bushwalks through lush coastal rainforest. This much-loved and beautifully kept family home is waiting for you to create your own treasured memories.

Thoughtfully designed across two spacious levels, plus a versatile studio retreat, this home gives your family all the room they need. With multiple living areas, three bedrooms, and two bathrooms, there's space to come together, enjoy lively conversations, or retreat to your own cosy corner. Step out onto the north-facing deck, where swaying palms and birdsong create a serene backdrop for outdoor entertaining or unwinding with a good book.

Move-in ready, this home invites you to start soaking up the beachside lifestyle from day one. Alternatively, it offers the potential to add your own style and updates, enhancing its position in this coveted coastal haven.

Enrol the kids at the friendly local school, meet neighbours over drinks at the Royal Crown Hotel, and enjoy the tight-knit community vibe in this beautiful coastal enclave.

- Smartly presented dual level home on 427.4sqm block in quiet street
- Lounge room on entry with bar flows into dining and family room
- Kitchen/meals with new flooring and gas cooktop
- Robed bedroom and family bathroom on ground floor
- Two additional robed bedrooms upstairs with ceiling fans, main with ensuite and balcony
- Single garage with versatile studio retreat/fourth bedroom atop
- Reay Park and playground at end of street
- Dudley Public School – 1100m, Whitebridge High – 3.9km, St Paul's & St Mary's – 5.5km
- Moments to Glenrock State Conservation Area, Fernleigh Track, Dudley & Redhead Beach
- 5km/9mins to Charlestown Square, 14.4km/20 mins to Newcastle Interchange

Outgoings :

Council rates: \$2,234.32 per annum approx.

This property is being sold under the Friendly Auction System.

An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction.

Flexible deposit and settlement conditions are also available by negotiation with the agent if required.

Offers can also be made prior to auction and each offer will be assessed on its merits.

Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.

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