

**36 Manning Ave, Raymond Terrace, NSW, 2324**



**House For Sale**

Monday, 25 November 2024

36 Manning Ave, Raymond Terrace, NSW, 2324

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lauren Hair  
0432362869

## Convenient Family Living

This beautifully refreshed 4-bedroom, 2-bathroom family home offers both modern comfort and spacious living, making it ideal for families or investors alike.

### Key Features:

- Four spacious bedrooms, with built-in robes to three and a walk-in robe and ensuite to the master
- An oversized, modern all in one main bathroom
- Freshly painted throughout
- Brand new hybrid flooring in the entry, lounge, family room, and hallway
- New carpet in all bedrooms
- Spacious, open plan living
- Reverse cycle air con in the main living area
- Second living area and separate dining
- Spacious and modern kitchen offering a brand new dishwasher and pantry
- Generous 565m<sup>2</sup> block with plenty of space for outdoor activities or a garden
- Double lock up garage with auto door and internal access
- Close to local amenities including the Lakeside Tavern, Lakeside Aquatic Centre, and shops
- Convenient access to public transport and schools

### Location Benefits:

- Just 20 minutes to Newcastle Airport
- 2 hours to Sydney CBD
- 35 minutes to Newcastle CBD and beaches
- 30 minutes to Maitland CBD

### Additional Details:

- Council rates: Approx. \$1,724.68 per annum
- Water rates: Approx. \$807.76 per annum
- Rental appraisal: Estimated at \$620 - \$650 per week

With its modern updates, spacious living, and excellent location, 36 Manning Avenue is a fantastic opportunity for those looking to settle into a low-maintenance, well-located home.

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