

40 Godson Ave, Blackheath, NSW, 2785



House For Sale

Tuesday, 12 November 2024

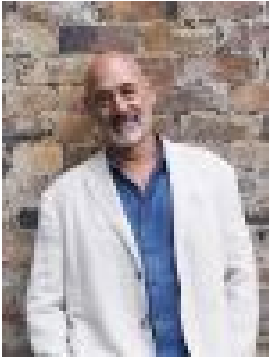
40 Godson Ave, Blackheath, NSW, 2785

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Lewis Thyer
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Adele Colman
0414876211

A Brand New Home!

Completed early 2023 this home has a lot to offer those looking for a brand new build.

When the current owners commenced this build the site was rated much higher in the fire rating index than it is now. As a result there was a requirement for shutters on the windows, non-combustible exterior materials, no timber and flame resistant windows and doors.

All of these requirements result in added costs for the home owner but they got on with it and what you see today is the result of their considerable efforts.

Since gaining an occupation certificate the council have relaxed the fire rating, very annoying for the current owners but a terrific gain for any potential purchaser.

The gain for a purchaser is that they get all the shutters, the great windows and the rock solid build but have the potential now to do things like a large timber deck to the front of the house which makes huge sense once you have visited the property.

The house itself is a great size, has three bedrooms, the master has an ensuite and a walk-in robe with the two smaller bedrooms having built in robes as well.

The kitchen/dining/lounge area is roomy and the outlook over the bushland is lovely, imagine relaxing in the late afternoon with a glass of wine, watching the Kangaroos grazing on the lawn to a back ground song of native birds calling in the trees.

Perfect I say, and another bonus is that Godson Avenue has to be one of the quietest streets in Blackheath!

There is also a full laundry, a roomy and never used main bathroom and a carport constructed of galvanised steel (due to those previously higher fire ratings)

So what we have here is a terrific and very solid home or maybe a lock and leave holiday house, whatever you decide as really it is your choice.

- Landscaped Gardens
- Full concrete driveway with separate pedestrian access
- Firepit area
- Manageable 664M2 Block
- Very Solid and Brand new Build
- NBN, Town Gas and water tanks