

45 Kingsway Avenue, Rankin Park, NSW, 2287



House For Sale

Friday, 3 January 2025

45 Kingsway Avenue, Rankin Park, NSW, 2287

Bedrooms: 4

Bathrooms: 1

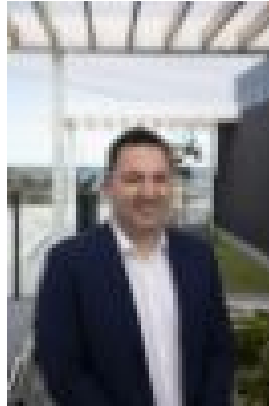
Parkings: 1

Area: 506 m2

Type: House



Daniel Byrnes



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Your Family Sanctuary Awaits in Rankin Park

Imagine a home where every day feels like a retreat. Nestled amongst tranquil bushland, this charming four-bedroom residence offers a serene escape perfect for a growing family. Positioned on a generous 506m² block, it's designed not just for living but for thriving—blending the warmth of a family home with the practicalities essential for modern life, making it an idyllic setting to nurture your family's future.

Step inside to discover an airy, spacious open-plan layout that welcomes you with its large updated kitchen featuring a skylight, an island, and ample storage space—making meal preparation a delight. The adjoining dining and secondary living areas are bathed in natural light, creating a warm and inviting space for family interactions or quiet contemplation. Air conditioning and fans ensure comfort throughout the seasons.

The magic of this home continues outdoors with sliding doors that open onto a stunning timber deck. This alfresco space, equipped for year-round entertainment against a picturesque bush backdrop, becomes the stage for memorable family gatherings and peaceful moments alike. A level grass area, perfect for children's play or pets, is safely enclosed within a fully fenced backyard.

This property is not just a house; it's a home where every corner is crafted for family life. Ready to move in with no additional work required, it promises a lifestyle where your family can grow, relax, and create lasting memories surrounded by nature.

- Four-bedroom family sanctuary on a generous 506m² block.
- Hardwood floors throughout, with carpet and fans in three of the bedrooms.
- Modern bathroom with sleek finishes and a separate laundry.
- Secure garage with additional workspace or storage area.
- Air-conditioned second living space.
- Direct access from the open-plan kitchen/dining/living to an expansive entertainment deck, ideal for enjoying the outdoors.
- Just a 6-minute drive from John Hunter Hospital and 5 minutes from Elermore Vale Shopping Centre.
- Within the catchment zones for Wallsend South Public School (1.8km) and Lambton High School (5.3km).

Council Rates: \$2,377.76 per annum

Water Rates: \$875.31 per annum

Contact your Premier agent Daniel Byrnes today to secure your inspection before this great home is sold.

DISCLAIMER

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.