

**46 Rawson Street, Smithtown, NSW, 2440**



**House For Sale**

Friday, 1 November 2024

46 Rawson Street, Smithtown, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Adam Shore

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## **Dream Home in Smithtown! Spacious, Flexible, and Full of Extras**

Discover your perfect lifestyle in this expansive 2-story brick home, offering the ideal blend of flexibility, comfort, and charm. Downstairs, you'll find a versatile layout that can be customised to suit your needs, with two spacious living areas-perfect for creating a family room or even adding a fourth bedroom. The ground floor also includes a convenient combined bathroom and laundry, plus an oversized tandem garage with ample room for vehicles, storage, or a workshop.

Upstairs, the heart of the home opens up with a seamless flow between the living, dining, and kitchen areas, all bathed in natural light. Three generously sized bedrooms and a convenient 3-way bathroom make this level both functional and inviting.

Step outside and you'll be greeted by your own private oasis, complete with a stunning in-ground pool and spa, as well as a beautiful deck ideal for entertaining. An extra detached shed provides even more storage or workshop space, while the location keeps you just 15 minutes from the beaches and Kempsey CBD.

This Smithtown gem won't last long-experience the perfect mix of space, style, and convenience.

Call Adam today on 0429 653 533 to book in your private inspection.

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