

# 73 Durham Drive, Edgeworth, NSW, 2285

## House For Sale

Wednesday, 20 November 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Family comforts with every convenience nearby

Neatly presented and ready to enjoy from day one, this three-bedroom home strikes the perfect balance between comfort and convenience. Just 1400m from Cameron Park Plaza and within walking distance to two schools, it's a location that truly ticks all the boxes.

Step inside to an easy single level layout where an open plan lounge and dining area welcomes you with northern sunshine, the warmth of timber floors, and the cosy glow of a wood fire during winter. The three air-conditioned bedrooms, all with built-in robes, are quietly tucked away at the rear, accompanied by a fully tiled bathroom complete with a bathtub and shower. Outdoors, there's plenty to love too. A covered alfresco area, BBQ space, and secure fenced lawns make entertaining or relaxing easy, while the 4.5m x 8m garage with a workshop ties the bow. Plus, with 16 solar panels, you'll enjoy the bonus of reduced running costs.

Pasterfield Sports Complex, with its skate park and sports fields, is just 750m away, and Harrigan's Pub is only a quick three-minute drive for a bistro meal or a fun night out with friends. For those drawn to the water, Lake Macquarie is just a 15-minute drive, offering endless weekend adventures. And with easy access to the M1, A15, and Hunter Expressway, commuting is effortlessly simple. This is a home that promises a peaceful lifestyle with every convenience at your fingertips.

- Single level home on 527sqm north facing block
- Freestanding 8m x 4.5m garage/workshop plus plenty of secure driveway parking
- Lounge/dining with timber floors, a/c and wood fire
- Kitchen with gas stove and dishwasher
- Three carpeted bedrooms all with built-in robes, a/c and ceiling fans
- Covered alfresco entertaining area and private fenced backyard
- Edgeworth Heights Public school – 700m, St. Benedict's Primary – 900m, West Wallsend High – 3km
- Glendale City Centre shopping and weekly Farmers Markets – 4.3km

\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.