

2/41A Irving Street, Beresfield, NSW 2322

Unit For Sale

Thursday, 9 January 2025

2/41A Irving Street, Beresfield, NSW 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 152 m2

Type: Unit



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MODERN TOWNHOUSE LIVING IN THE HEART OF BERESFIELD!

Property Highlights;- 2016 built townhouse with premium inclusions throughout- Three bedrooms, two with built-in robes and one with split system air conditioning- Well appointed bathroom with a handy shower/bath combination, a floating vanity with soft close cabinetry and a separate WC- Gourmet kitchen with 40mm benchtops, a built-in pantry, a subway tile splashback, a dual sink and high end Euromaid appliances- Open plan living and dining area with split system air conditioning and direct access to the outdoors- Quality tile and carpet flooring, LED downlights, roller blinds, and a neutral paint palette throughout- Low maintenance backyard with an alfresco area and a 3000L water storage tank- NBN fibre to the premises, plus instantaneous gas hot water- Covered carport for your off street parking

Outgoings: Council Rates: \$1,632 approx. per annum Water Rates: \$759.48 approx. per annum Strata Rates: \$1,454.10 approx. per annum

Nestled in the well established suburb of Beresfield, this 2016 Vision Homes townhouse offers the perfect blend of convenience and modern living. With everything you need just moments away, local shops, schooling, and the train station, this home provides easy access to all your everyday needs and more. For larger shopping trips, Green Hills is a short 10 minute drive, while Newcastle's beautiful beaches and bustling city centre are just 30 minutes from your door. As you approach the home, you'll be greeted by established gardens and a carport at the entrance, offering both charm and practicality. Step inside, where quality carpet and tiled flooring create a welcoming atmosphere, complemented by a neutral paint palette that gives the home a bright, airy vibe. LED downlights and roller blinds add to the modern feel, ensuring comfort and style throughout. Upstairs, you'll find two bedrooms, both including mirrored built-in robes, and one with a Mitsubishi split system for year round comfort. The bathroom features a separate WC, a built-in bath and shower combination, and a floating vanity with soft close cabinetry, blending style and functionality effortlessly. On the ground level, the home offers a versatile third bedroom or study, perfect for those who work from home or need extra space. The open plan kitchen, living, and dining areas make for easy living and entertaining. The kitchen boasts a 40mm benchtop, a subway tile splashback, and quality Euromaid appliances including an oven, a four burner gas cooktop, a rangehood, and a dishwasher. The built-in pantry provides ample storage, while the dual sink makes kitchen tasks a breeze. The living and dining spaces are designed for modern comfort, with a Mitsubishi electric split system ensuring climate control throughout the year. A glass sliding door opens out to the alfresco area, while a small grass yard offers the perfect space for pets or children to play. A 3000L water tank is also included, providing an eco-friendly solution to your water needs. Additional features of this home include NBN fibre to the premises for fast internet access and an instantaneous gas hot water system, ensuring comfort and convenience at all times. This contemporary townhouse combines low maintenance living with modern finishes and a prime location, making it the perfect option for first home buyers, downsizers, or investors alike. With a large amount of interest expected, we encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- Walking distance to local shops, Beresfield train station and local schooling- Located just 10 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep- 30 minutes to the city lights and sights of Newcastle- 20 minutes to Maitland's heritage CBD and the riverside Levee precinct- 30 minutes to the gourmet delights of the Hunter Valley Vineyards***

Health & Safety Measures are in Place for Open Homes & All Private Inspections

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