



Elders R&R Property
Real Estate Group



2312 The Bucketts Way, BOORAL, NSW 2425

Easy & Affordable Lifestyle

Positioned on a generous *809sqm allotment and enjoying a peaceful rural outlook, this spacious residence delivers an easy, comfortable lifestyle with broad appeal for homeowners and investors alike. Well-proportioned and thoughtfully designed, it offers the flexibility modern families and tenants value, with multiple living zones and excellent indoor-outdoor connection.

Accommodation is well catered for with four bedrooms, all fitted with built-in wardrobes, while the main bedroom enjoys the added luxury of a walk-in robe and charming Juliet balcony. The central bathroom is practical and family-friendly, featuring a combined shower and bath, vanity, and the convenience of a separate toilet.

Everyday living centres around a bright, open-plan lounge and dining area, seamlessly connected to the kitchen. Well-equipped for busy households, the kitchen includes gas cooking, dishwasher, pantry storage and a breakfast bar for casual meals. A second living space or rumpus room provides welcome versatility - ideal as a media room, children's retreat or home office.

Comfort is assured year-round with split system air conditioning and the warmth of a combustion fireplace during cooler months, while a combination of tiled and carpeted

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TYPE: For Sale

INTERNET ID: L38551202

SALE DETAILS

\$600,000 to \$630,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

flooring ensures both durability and comfort.

Step outside to a covered entertaining area overlooking the expansive backyard, where there's plenty of space to relax, garden or keep a few chooks while soaking in the surrounding rural views.

Additional features include:

- Functional laundry with chute, separate toilet and external access
- Linen storage for added practicality
- Double lock-up garage with internal access plus a large double carport
- Water tanks and onsite waste management system

Move-in ready and offering immediate rental potential, this property presents outstanding value with an estimated return of \$500-\$520 per week.

There is even more added value with this property, in that the dishwasher and oven are brand new never been used plus there is a bonus brand new still in the box electric cooktop should you choose to swap it out from the gas cooktop.

Walking distance to the bakery, beautician, hairdresser, rural supplies and fuel station.

Enjoy the best of regional living with Stroud just a short drive away, featuring small businesses and cafes, the Central Hotel, Stroud Country Club with golf course, restaurant and also the popular Farmer's Wife Distillery is just a short drive away.

The beaches of Hawks Nest are approximately 47 minutes drive away, Newcastle Airport approximately 40 minutes, Medowie & Raymond Terrace approximately 30 minutes commute.

A solid home on a substantial block with space, views and versatility - opportunities like this are increasingly hard to find.

Call Denise Haynes- Elders Real Estate R&R Property Group on 0414 725 482

Elders Real Estate R&R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

*=Approximate

- Land Area 809.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Double carport
- Floorboards









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Internal Floor Area: 166m²
Land Area: 809m²



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.