

1/40 Budgerie , Tea Gardens, NSW 2324

Sold - 10/11/2023

Duplex 3  1  1 

## Perfectly positioned - Spacious Duplex

Surprisingly spacious East facing single level dwelling with generous living space at the front as well as another casual living/dining area that combines with the kitchen to offer a central entertaining space. This flows through to the alfresco dining which is perfect for balmy evening BBQ's, or the first cuppa to greet the day. A contemporary kitchen that has been recently renovated and offers plenty of storage & a Bosch dishwasher.

**Open for Inspection**

By Appointment.

Budgerie St is a location highly sought, given its close proximity to the River promenade (approx 700 m) as well as the supermarket and medical centre (approx 800m) - all within an easy level stroll. This is a duplex in a strata of just 2. As the northern-most dwelling it has the distinct advantage of light and breeze. All three bedrooms can accommodate a queen size bed and all have built-in wardrobes. The bathroom offers a separate shower, separate bath whilst there is a separate powder room.

A large laundry offering plenty of space, functional & access to the rear garden.

The front yard has large lawn area with garden beds and a fully fenced back yard, big enough for kids and dogs to play. Recently painted & new carpets this home is ready for its new family. Extras include: - Ceiling fans, Air conditioning, Solar panels, LED lights, gas outlets, Veggie gardens and garden shed.

Tea Gardens is a just an hour to Newcastle and less than 2 hours to Sydney on the M1 (Wahroonga). Minutes to the beaches of Hawks Nest, parks, tennis courts & Golf Course there is so much to do and enjoy living here year-round. With a great community spirit the area has grown substantially over the last few years - so whatever your interests you'll find something here.

### Listed By

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