

# 77 Douglas Street, Stockton, NSW 2295

## House For Sale

Saturday, 4 May 2024

77 Douglas Street, Stockton, NSW 2295

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 6**

**Area: 505 m2**

**Type: House**



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## PROPERTY PREVIEW

Property Highlights:- A beautifully renovated classic Australian home in the desirable lifestyle suburb of Stockton.- Expansive living areas, including an open plan living and dining room and formal lounge.- A gorgeous kitchen with recently updated benchtops and cabinetry, tiled and glass splashbacks, a built-in electric oven and integrated microwave, a Fisher and Paykel dishwasher, 900mm integrated rangehood and a 4 burner gas stove.- 3 stunning bedrooms, each with plush carpet and ceiling fans, built-in robes and the master with both a built-in and walk-in robe.- Recently renovated ensuite with floating timber top vanity, top mount basin and open shower, as well as a stunning family bathroom with large format tiles, mosaic tile splashback, open shower and laundry nook with direct yard access. - Split system air conditioning and instant gas hot water.- Period detailing, including soaring ceilings with ornate cornices, picture rails, a stylish chandelier and a stained glass front door.- Contemporary updates, including fresh paintwork, restored roof, new gutters, roller blinds, curtains and plantation shutters.- Beautifully landscaped front and rear gardens with a charming picket fence, irrigated gardens and bore water with a pump.- Stunning rear timber deck with privacy screens, LED downlights, ceiling fan and shade screens.- Under house storage, including a wine cellar to store up to 300 bottles.- Rear lane access to a huge 6 car garage with workshop space and additional bathroom and laundry.

Outgoings: Council Rate: \$2,456 approx per annum  
Water Rate: \$811.98 approx per annum  
Rental Return: \$800 approx per week

This beautifully renovated Australian weatherboard home in the seaside suburb of Stockton is an absolute gem. The classic period façade blends the charm of the past with modern convenience. Situated just moments from Stockton Beach this idyllic location delivers the convenient coastal lifestyle you've been searching for. Enjoy the proximity to the Hunter River and Stockton's cycleway, as well as leisurely strolls to the local pool, cafés, and eateries. A short walk takes you to the Ferry Terminal, which offers a direct connection to Newcastle CBD and the vibrant Honeysuckle precinct. Step through the charming picket fence and lush landscaped gardens to be greeted by the classic weatherboard and Colorbond exterior. The recently restored roof and gutters enhance the home's pristine appearance and provide plenty of street appeal. Entering through the stained glass front door, you will be welcomed by period detailing such as picture rails, high ornate ceilings, and cornices. The stylish chandelier in the front hallway sets the tone for the tasteful interior. The home features a mix of tiles and plush carpet, as well as roller blinds, new curtains, and shutters and a new, fresh paint palette. This gorgeous home boasts a sun filled formal lounge with a sliding glass door that opens onto a stunning timber deck, perfect for entertaining and relaxation. The open-plan kitchen, living, and dining area is spacious and filled with natural light, featuring two large glass pendant lights, a gas bayonet, and split system air conditioning. The kitchen is a highlight of the home, boasting recent updates with new benchtops and cabinetry for a fresh, modern aesthetic. A tiled splashback and black glass splashback behind the built-in electric oven complement top-of-the-line appliances such as the Blanco 4-burner gas stove, 900mm integrated rangehood, and integrated microwave. A large stainless steel flush mount sink with a mixer tap enhances practicality, while the Fisher and Paykel dishwasher simplifies cleanup. New hybrid floorboards add a contemporary touch, and ample storage keeps the kitchen organised and efficient. Situated at the front of the home, the master bedroom is generously sized, featuring a walk-in robe with built-in closets, and a ceiling fan. The ensuite bathroom includes a floating timber top vanity with a top mount basin, an open shower with dual shower heads, a chic pendant light, and louvre windows for natural ventilation. Two additional bedrooms both feature ceiling fans and built-in robes. Situated near the third bedroom, the family bathroom boasts large format tiles, a stylish mosaic splashback, an open shower with a rain shower head, and a top mount basin. The convenient laundry nook leads directly to the yard. This property is equipped with instant gas hot water and split system air conditioning for optimal comfort in every season. Whether it's a chilly winter night or a hot summer day, these features ensure a comfortable living environment year-round. A highlight of this home is the gorgeous outdoor covered deck, featuring aluminium shutter privacy screens, retractable shade screens, LED downlights, and a ceiling fan for all-weather entertainment. Stepping down into the beautifully landscaped grassed yard with established trees and bamboo plants, you will certainly appreciate the irrigation system and bore water pump which make for easy maintenance. The property offers a fabulous surprise out the back, with a massive 6-car rear garage with workshop space and an additional bathroom and laundry, providing ample room for vehicles, storage, or hobbies. The rear lane access makes for easy entry and exit. Additionally, there is downstairs under-house storage, including a wine cellar to store up to 300 bottles. This classic yet modernised home offers a rare opportunity to live in such a picturesque and convenient location. 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; - Located only 2 blocks from the wide expanses of Stockton Beach- Within

easy walking distance of the local Catholic and public primary schools.- Located in a family-friendly community with parks and walking tracks within easy reach. - Within easy reach of the ferry terminal, making access into the Newcastle CBD a breeze.- 16 minutes to Newcastle Airport.- 35 minutes to the holiday haven of Port Stephens. - 50 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.