



**SOLD**

## SPACIOUS LIVING WITH ADDED FLEXIBILITY WITH R3 ZONING IN A PRIME CHARLESTOWN SETTING

Set in a highly convenient location just moments from Charlestown Square, this brick and tile residence offers a fantastic combination of space, versatility, and everyday comfort. Positioned on a 594m<sup>2</sup> (approx.) blocked zoned R3 Medium Density.

Please note: Access for inspections is via Retreat Lane (rear access) or parking in an off street and walking to the front gate via the foot path on Pacific Highway. There is no parking to the front of the property nor vehicle access via Pacific Highway.

Welcomed by its generous proportions, the home unfolds into a large central lounge and dining zone, creating a natural hub for family living and entertaining. Light-filled and inviting, this space connects effortlessly throughout the home, enhancing the overall sense of openness.

The oversized kitchen is well-appointed and highly functional, offering ample bench space and storage while remaining easily accessible to the main living areas ideal for both everyday living and entertaining.

Accommodation comprises three well-proportioned bedrooms, privately set away from the main living areas. The master bedroom enjoys the added comfort of its own ensuite, along with direct access to a private deck an ideal spot to relax and unwind.

Enhancing the home's appeal is a fully self-contained one-bedroom studio (which we understand was the original dwelling), offering outstanding flexibility for extended family, guest accommodation, a home business, or potential rental income (STCA). The studio is in original condition and requires work.

Set on a manageable block, the property also includes a single garage with additional carport, ensuring convenient off-street parking via rear access from Retreat Lane.

Delivering a lifestyle of ease, this home is within walking distance to Charlestown Square and only a short drive to local beaches, schools, and essential amenities making it an excellent

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$920,000

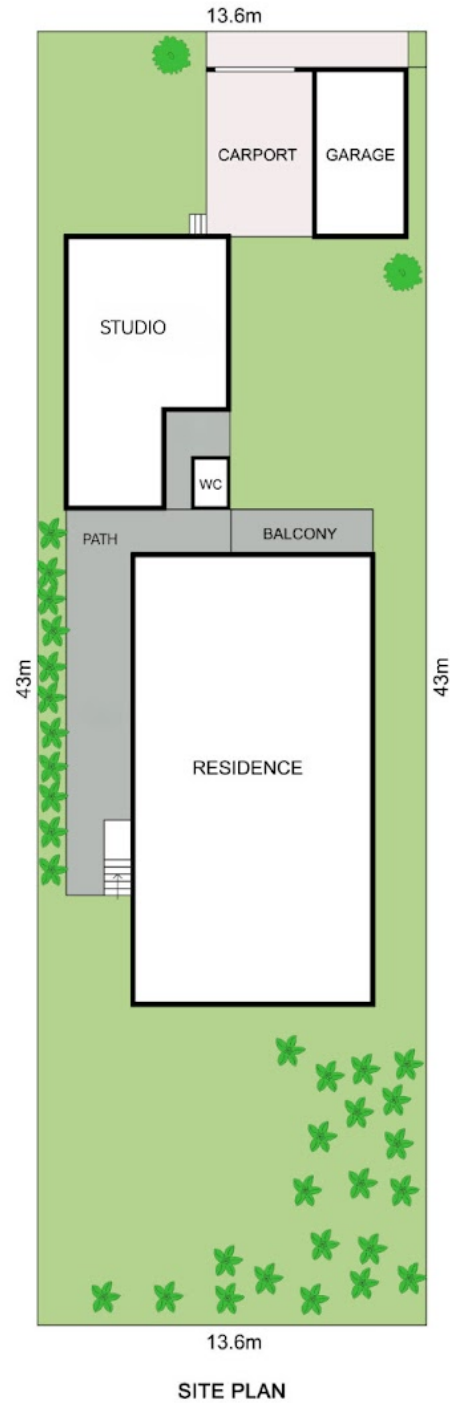
**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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INT : 210m<sup>2</sup>  
 EXT : 112m<sup>2</sup>

