

48 Beaton Avenue, Raymond Terrace

The Setting

- Elevated 740m² block in one of Raymond Terrace's most respected streets
- Sweeping views across the Hunter River, open farmland and mountain ranges, visible from multiple points throughout the home
- Neat, low-maintenance front and rear gardens with excellent driveway access in a quality street setting

Living & Dining

- Spacious open-plan living with stunning panoramic views from two separate living areas
- Generous open dining space connecting both living zones for easy everyday flow
- Reverse cycle air-conditioning to the rear living and dining area
- Wraparound verandah with views from every angle, perfect for morning coffee or watching the sun drop behind the ranges in the evening
- Covered outdoor entertaining area with retractable sunscreen shutters and built-in barbecue system
- Beautifully landscaped backyard with a shaded deck seating area tucked away from the afternoon sun

Kitchen

- Large modern kitchen with glass cooktop, rangehood and wall oven
- Dishwasher and extra-wide island bench
- Positioned to face the outlook, so the river and ranges are in front of you at the kitchen bench

Bedrooms

- Master suite with direct verandah access, so the river and mountain views are the first thing you see each morning
- Separate air-conditioning, ceiling fan, carpet and walk-in robe with mirrored cupboard
- Ensuite with corner spa bath, large shower, vanity and toilet
- Three additional bedrooms, all with carpet, ceiling fans and built-in wardrobes
- Central family bathroom with corner bath, large shower and separate toilet

Practicalities

- Covered tiled entry with internal access to the double garage
- Large linen cupboard in hallway
- Downstairs laundry with direct backyard access
- Under-house footprint large enough to explore as a studio, teenage retreat or home office, subject to council approval. A rare opportunity at this price point in this location