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## 12 Kingsway Avenue Rankin Park NSW

3 2 2

Welcome to this spacious 3-bedroom, 2-bathroom, 2-car port brick house that offers remarkable potential for modernisation. This home is ready for your personal touch, making it an exciting opportunity for those looking to create their dream residence.

? All three bedrooms feature mirrored built-ins for added storage.

? The bathroom includes a separate bath and shower, with a private w/c and a skylight providing ample natural light.

? The heart of the home is the expansive kitchen, boasting a double gas oven and Bosch dishwasher, offering both function and space for family gatherings.

? The carpeted lounge and dining area feature retro-style retractable ceiling fans, air conditioning, and a wooden balcony overlooking the serene, tree-lined garden.

? Downstairs, you'll find an oversized laundry fitted with a Robin Hood 7200 ironing centre.

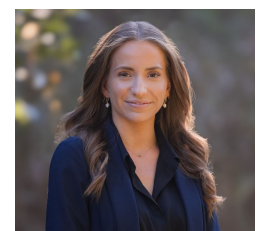
? A second shower room with an additional w/c adds convenience.

? The versatile rumpus room offers masses of storage and

**Type** : House  
**Price** : Price guide: \$900,000 - \$950,000  
**Land Size** : 648 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/newcastle-region/rankin-park/residential/house/8151842>



**Phillip Swan**  
02 4957 6166



**Katrina Mortensen**  
0249 576166

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Internal 182m<sup>2</sup> approx  
Underhouse Store/ Wine Cellar 40m<sup>2</sup> approx  
Carport 27m<sup>2</sup> approx



## 12 KINGSWAY AVE RANKIN PARK

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All measurements are indicative and shown in metres. It is not an exact replica of the property internally or externally.  
Interested parties should not rely wholly on these plans and make their own enquiries.