

1/14 Dodworth Street, Farley, NSW 2320

House For Sale

Thursday, 25 January 2024

1/14 Dodworth Street, Farley, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 278 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

PROPERTY PREVIEW

Property Highlights:- Spaciously designed duplex home with open plan living/dining + a dedicated media room.- Four bedrooms, all with ceiling fans, three with built-in robes, the master with a large walk-in robe and a well appointed ensuite.- Pristine kitchen featuring 20mm Caesarstone benchtops, a flush mount sink, a subway tiled splashback, a breakfast bar, Venini oven, 4 burner gas cooktop + Euromaid stainless steel dishwasher.- Soaring ceilings, modern LED downlighting + a fresh neutral paint palette throughout.- Large format tiles + premium carpet in the media room and bedrooms.- Two Hisense split system air conditioners, ceiling fans + gas hot water.- Covered tiled alfresco area overlooking the low maintenance, fully fenced backyard with a 5000L water storage tank.- Attached single car garage with access to the yard + handy side access.

Outgoings: Water rates: \$348.87 approx. per annum
Rental Return: \$540 approx. per week

Picture perfect in every way, this stylishly presented four bedroom duplex provides the ideal setting for those looking to secure their new dream family home, or next clever investment. Set in a newly formed area of Farley, this home ticks the boxes of location, style and low maintenance living, so be sure to add this one to your shortlist today!

Farley is a unique location offering a semi-rural vibe, whilst still enjoying easy access to local shopping centres, homemaker outlets, quality schooling and recreation facilities in the nearby suburbs of Lochinvar, Rutherford and Maitland. Your weekend plans will be sorted with this home, given the short 15 minute drive to the sights and delights of the Hunter Valley Vineyards, offering the chance to duck away for your brunch or evening meals in the many cafes, cellar doors and restaurants on offer.

Built with a contemporary brick, Weatherboard and Colorbond roof construction, this home offers plenty of curb appeal. Adding to this is a grassed front lawn and a driveway that leads to the attached single car garage for your off street parking.

Stepping inside, you'll enter the long entrance hall, revealing high ceilings, gleaming large format tiles, a fresh neutral paint palette and modern LED downlighting throughout.

There are four bedrooms on offer, providing space for everyone to call their own. The three family bedrooms include mirrored built-in robes, carpeted floors and ceiling fans for those warmer seasons. Servicing these rooms is the main family bathroom which includes a built-in bath, a shower with a built-in recess, and a separate WC.

The master suite is a lovely parent's retreat, with a large walk-in robe, a Hisense split system air conditioner for extra comfort, and a well appointed ensuite that includes a shower with built-in recess, and a vanity with a 20mm Caesarstone countertop.

Designed to accommodate the modern family, you'll find a dedicated media room located midway along the hallway, with carpet flooring, a ceiling fan and a lovely skylight overhead.

The open plan living, dining and kitchen area includes a ceiling fan and split system air conditioning, offering the perfect space to connect with family and enjoy your downtime during all seasons of the year.

The pristine kitchen includes a sleek 20mm Caesarstone benchtop, a stainless steel flush-mounted sink, a subway tiled splashback, and a large breakfast bar for casual dining. Quality appliances are on offer including a Venini electric oven, a 4 burner gas cooktop, an integrated range hood, and a Euromaid dishwasher for ultimate convenience.

Step through the glass sliding door in the open plan living area and you'll find a lovely covered and tiled alfresco, overlooking the fully fenced backyard with handy side access and a 5000L water storage tank.

A contemporary home offering this standard of spacious family living inside, and low maintenance living in the yard is sure to prove popular with a wide range of homeowners and investors. We strongly encourage our interested clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- 7 mins to Rutherford with schools, Homemakers centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc...- 20 minutes to Green Hills Shopping Centre, offering a huge range of retail, services, dining and entertainment options. - 50 minutes to Newcastle city and beaches.- 15 minutes to the sites and gourmet delights of the Hunter Valley Vineyards.- 1 hour to the pristine shores of Port Stephens.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections.

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