

# 1 Curlew Crescent, Woodberry, NSW 2322

## House For Sale

Wednesday, 14 February 2024

**DOWLING**  
PROPERTY

1 Curlew Crescent, Woodberry, NSW 2322

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rob McCorriston  
0240286693

## **SELLING - \$520,000 - \$570,000**

This classic, easy-care weatherboard and tile home is situated on a 474sqm corner block & provides the perfect opportunity for all buyers groups to enter into one of Maitland's most sought after suburbs. Welcome to 1 Curlew Crescent, Woodberry. Charming, light filled, & spacious you will instantly fall in love with the practicality of the floorplan, the generous spaces, the open plan layout and a seamless flow of indoor living meets outdoor entertaining. The owners have re invigorated this spectacular property and has made this one move in ready.... Features Include:- Updated kitchen with electric oven and plenty of storage.- Open plan lounge, dining area with split system A/C- All bedrooms with fresh carpet, new blinds and - Fresh carpet throughout | Newly painted interior and exterior- Beautifully presented bathroom with separate bath | shower as well as vanity & separate WC- Single car Garage + off street parking- Fully fenced rear yard with grass area for kids - Solar Hot Water System Other Features Include:- School catchment for Woodberry Public | Francis Greenway High School- 15 Minutes' walk to Beresfield Business District | 10 Minute walk to Beresfield Train station- 31 Minute drive to Merewether Beach | Dixon Park Beach Outgoings:- Council rates - \$543.00 per quarter approx.\*- Water Rates - \$250.00 per cycle + Usage approx.\*- Return - \$520.00 per week Contact Rob McCorriston Today on 0406 121 166 for further information. Disclaimer: All information contained herein is gathered from sources we deem reliable. Nonetheless, we cannot guarantee the information's accuracy and act as a messenger only in passing on information. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the owner's 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.