

11 Dodworth Street, Farley, NSW 2320

House For Sale

Saturday, 10 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 595 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Immaculately presented 2022 built home ready to move in and enjoy!- Spacious floor plan with a large open plan living/dining area plus a rumpus room.- Gourmet kitchen with 20mm Caesarstone benchtops, an island bench with an undermount sink and breakfast bar, soft close cabinets and a walk-in pantry, a 900mm Artusi oven with a 5 burner gas cooktop + a dishwasher.- Four bedrooms, the master with a walk-in robe and a luxury ensuite.- Stylish engineered timber floorboards, premium carpet, modern LED downlights + plantation shutters.- Mitsubishi 6 zone ducted air conditioning, instant gas hot water + bottled gas to the property.- Lovely alfresco area with downlighting, outdoor power access and a gas bayonet.- Fully fenced grassed backyard with dual side access and a 3300L water tank.- Attached double garage with a remote roller door, epoxy flake flooring + internal access to the home.

Outgoings: Water rates: \$767.52 approx. per annum Council rates: \$2,146.16 approx. per annum Rental Return: \$700 approx. per week

Perfectly positioned in the popular family friendly suburb of Farley, this immaculately presented home, built in 2022 offers one lucky new owner the chance to move in, unpack and enjoy that new home feeling, without the wait! Farley is a suburb that enjoys the best of both worlds, with the nearby towns of Rutherford and Maitland offering all your everyday needs, whilst the glorious scenic landscapes and gourmet delights of the Hunter Valley Vineyards are just a short 20 minute drive from home. Arriving at the property, you'll be greeted by a lovely landscaped front yard and stylish travertine steps that lead to the home, built of a contemporary brick and Colorbond roof construction. Completing the pleasing first impression is a large driveway that extends to the attached double garage that offers a remote roller door, epoxy flake flooring and internal access to the home. Stepping inside the residence you'll arrive in the spacious entry hall, unveiling the stunning engineered timber floorboards, modern LED downlighting, and the crisp paint palette found throughout the home. There are four bedrooms on offer, with the master suite set at the entrance to the home for additional privacy. Here you will find plush carpets, a walk-in robe, plantation shutters and a luxury ensuite with a twin sink vanity with a 20mm Caesarstone benchtop, and a shower with a built-in recess and a rain shower head. A further three bedrooms are set at the rear of the home, all with plush carpet flooring and enjoying the convenience of built-in robes. A handy addition within this bedroom wing is a dedicated living area, perfectly suited to a kid's playroom or an extra lounge room for all to enjoy. Servicing these rooms is the main family bathroom which includes a built-in bathtub, a shower with a built-in recess, and the convenience of a separate WC. At the centre of the home is the stunning open plan living, dining and kitchen area, providing the ideal setting to relax and connect with loved ones during your downtime. There is ample space for your dining setting and a living zone, including a recessed wall, perfect for your TV and entertainment unit. The pristine kitchen seamlessly blends with the open floor plan, with a large island bench showcasing gleaming 20mm Caesarstone benchtops, an undermount sink with a mixer tap and a breakfast bar, perfect for casual dining. There is ample storage space on offer in the surrounding soft close cabinetry and walk-in pantry, a tiled splashback, plumbing for the fridge and quality appliances including a 900mm Artusi oven, a five burner gas cooktop and a dishwasher for ultimate convenience. Glass stacker sliding doors provide a lovely connection to the backyard where you will find a covered timber deck alfresco that comes complete with downlights, outdoor power points and a gas bayonet, offering the ideal setting for all your outdoor cooking and dining needs. The fully fenced grassed backyard includes landscaped gardens, retaining walls, handy dual side access, and a 3300L water storage tank to keep the grounds thriving. Packed with added extras, this incredible home also includes Mitsubishi 6 zone ducted air conditioning for your year-round comfort, instant gas hot water, bottled gas to the property and so much more! A contemporary home of this nature, ready to move in and simply enjoy, set in such a popular location is sure to prove popular with a broad range of buyers. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- 8 minutes to Rutherford with schools, homemaker centres, 3 major supermarkets, sporting fields, dining options and so much more!- 15 minutes to Maitland and the newly revitalised riverside Levee precinct.- 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.- 20 minutes to the gourmet delights of the Hunter Valley Vineyards.- Just over an hour to the pristine shores of Port Stephens.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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