

1&2/18 Dodworth Street, Farley, NSW 2320

Sold Unit

Sunday, 24 March 2024

1&2/18 Dodworth Street, Farley, NSW 2320

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 595 m2

Type: Unit



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

\$890,000

Property Highlights:- 2022 built dual key duplex, offering two incredible homes in one for an investment with impressive yield potential or for a growing family!- Open plan living areas with Panasonic split system air conditioning.- Gourmet kitchens featuring 20mm Caesarstone benchtops, ample storage + quality appliances.- Three bedrooms in one home, two in the other, all with built-in robes, with one master enjoying a walk-in robe and a well appointed ensuite.- Large format tiles, premium carpet, ceiling fans + LED downlights throughout.- Covered alfresco areas with lovely low maintenance backyards.- An attached single car garage with internal access for each home.

Outgoings: Council Rates: \$2,739.84 approx. per annum
Water Rates: \$1,506.6 approx. per annum
Total Rental Returns: \$980 approx. per week
1/18 Dodworth: \$530 approx. per week (currently tenanted)
2/18 Dodworth: \$450 approx. per week

Offering the perfect option for investors, or two homes in one for the growing family, this impressive dual key brick and Colorbond roof home built in 2022 is set to impress! 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 a large driveway that leads to the attached garage that provides a single car garage to both homes, complete with handy internal access. Both homes feature LED down lighting, large format tiles and spacious open plan living, dining and kitchen areas, with split system air conditioning in place for your year round comfort. The pristine kitchens include 20mm Caesarstone benchtops, ample storage, and quality Bellissimo appliances, sure to impress the resident chef. There is instant gas hot water on offer, along with bottled gas to the stove. One of the homes includes three bedrooms whilst the other features two, all rooms enjoying built-in robes, ceiling fans, premium carpet underfoot and split system air conditioners in both masters. Home #1 includes a spacious walk-in robe and a well appointed ensuite in the master, along with a family bathroom which includes a separate shower, built-in bathtub and a vanity with a 20mm Caesarstone benchtop. Both homes offer covered alfresco areas for your outdoor living, and low maintenance backyards for the kids and pets to enjoy. Offering a rare chance to secure a top investment with impressive yield potential in the highly sought suburb of Farley, or a perfect dual living option for the extended family, this incredible property is not to be missed. 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;- A short drive 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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