

# 12 Strutt Crescent, Metford, NSW 2323

## House For Sale

Wednesday, 12 June 2024

12 Strutt Crescent, Metford, NSW 2323

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 527 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Perfect family home or investment property built in 2005 by Beechwood Homes, completely updated throughout.- Formal lounge and dining, plus an open plan living area.- Updated kitchen with a 40mm timber benchtop and 40mm marble-look island bench, subway tile splashback, matte black sink, Akai dishwasher, and Omega oven and gas stove.- Three bedrooms, the master with a walk-in and ensuite and two with built in robes.- Daikin split system air conditioning, new ceiling fans throughout, plus updated hybrid timber flooring.- Undercover alfresco with LED downlights and a gas bayonet for a BBQ, an outdoor spa in its own cabana, and a fully fenced yard with established gardens.- Double attached garage with internal access. - Gas hot water, a 3kW solar system, a garden shed and NBN connection.Outgoings: Rental Return: \$660 approx. per weekWelcome to the ever-popular suburb of Metford, where this fantastic 2005 Beechwood Homes property awaits, offering the perfect start for those seeking their new family haven or the ideal investment opportunity.Situated within a 1km walk to the train station, this home boasts easy access to all of your daily needs. A short drive takes you to Green Hills Shopping Centre and the new Maitland Hospital. With quality schooling, public transport, and recreational facilities nearby, it's no wonder this suburb is in high demand. Plus, enjoy the added convenience of being just a 35-minute drive from Newcastle and Hunter Valley Vineyards, granting easy access to iconic Hunter attractions and events.Welcoming you with charm and character, the front of this property boasts a lush green yard framed by established hedges and gardens, creating a picturesque entrance. The timeless brick and tile construction exudes durability and classic appeal, providing a pleasing first impression from the point of arrival.Step inside and you will discover a welcoming atmosphere adorned with updated carpet, tiles, and hybrid timber flooring. Vertical blinds throughout add privacy and style, while the open layout creates a sense of spaciousness and flow.Positioned at the front of the home, the lounge offers a serene retreat, bathed in natural light and overlooking the front yard. This inviting space beckons you to unwind and relax, providing the perfect setting for entertaining family and friends.Just a little further on, the heart of the home is the open plan living area, seamlessly connecting the kitchen, dining, and lounge spaces. Equipped with TV brackets, a Daikin split system air conditioning unit, and glass sliding doors opening to the outside, it offers versatility and comfort for everyday living.The kitchen is perfect for preparing delicious meals, featuring a new 40mm timber benchtop and marble-look breakfast bar. Recently updated appliances, including an Akai dishwasher and Omega oven with a 4 burner gas stove, complement the subway tile splashback and large matte black basin. With ample storage space and modern finishes, this kitchen is sure to inspire your cooking adventures.Just next door to the kitchen is a formal dining room, featuring wrap-around bay windows, setting the scene for memorable family meals and gatherings.At the end of a long day, you will be able to retreat to the master bedroom, privately located at the front of the home, boasting two large windows overlooking the front yard. Complete with a ceiling fan, walk-in robe, and an ensuite with a corner shower and ceramic top vanity, it offers comfort and convenience. Two more bedrooms are situated in the family bedroom wing, each featuring a lovely painted feature wall, ceiling fan, and built-in robe. The main bathroom includes a ceramic benchtop, built-in bath, and separate shower, catering to the needs of the whole family.Step outside from the living room, into the undercover alfresco area, complete with outdoor LED lights and a gas bayonet, ideal for hosting gatherings or simply enjoying the outdoors. The included undercover spa area offers a luxurious retreat for relaxation, while the spacious grassed backyard with established gardens provides a serene backdrop for outdoor activities. Fully fenced for privacy and security, with single side access for convenience, this outdoor space is perfect for families and entertainers alike.You will find parking a breeze in the attached double garage with internal access, providing a secure spot for your vehicles. An additional garden shed offers storage space for tools and equipment, ensuring a clutter-free living environment.This fantastic property includes the added benefit of a 3kW solar system for energy efficiency and a gas hot water system, providing cost-effective and environmentally friendly solutions for your household needs.Don't miss this opportunity to secure your slice of Metford paradise. 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; - Located just 5 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- An easy 10 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct offering a range of cafes, retail and events throughout the year.- 35 minutes to the city lights and sights of Newcastle, or the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot

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