

**15 Dutton Street, Metford, NSW 2323**

**House For Sale**

Thursday, 11 April 2024



15 Dutton Street, Metford, NSW 2323

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 640 m2**

**Type: House**



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**\$650,000 - \$690,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "Discover the allure of this one family-owned gem with its beautiful alfresco, lush backyard, and multiple living areas. It's a haven where cherished memories are made and shared." The Location Nestled in the peaceful and family-friendly suburb of Metford, this property provides easy access to local amenities and is conveniently zoned to Metford Public School and Maitland Grossman High School. Metford boasts a perfect balance of accessibility and peaceful living for families and professionals alike. Maitland – 13 mins (9.6 km) Maitland Hospital – 6 mins (3.0 km) Stockland Green Hills – 6 mins (3.7 km) Newcastle – 32 mins (27.8 km) The Snapshot 15 Dutton Street presents a prime opportunity to step into a warm and inviting 4-bedroom family home. This residence is the perfect blend of comfort and potential, offering a cosy living space set amidst beautifully established lawns and gardens that promise serenity and charm. Whether you're looking to create your own private oasis or seeking a smart investment opportunity, this property offers the versatility to meet your needs. Embrace the chance to make it yours and invest in a lifestyle in delightful Metford. The Home Discover the charm and endless possibilities that 15 Dutton Street has to offer. Proudly standing on a generous 617 sqm block, this McDonald Jones-built home has been meticulously owned and cherished by one family, creating a legacy of love and warmth within its walls. As you step inside, you're greeted by an array of living zones designed to cater to every member of the family. At the forefront of the home, an L-shaped open-plan area combines the lounge and dining spaces. This inviting area seamlessly transitions into the hub of the home - a contemporary kitchen. Equipped with ample cabinetry, quality stainless steel appliances, and a servery window overlooking the rear lounge, it also features breakfast bar seating, blending functionality with an extra dining option. The rear of the home unveils an additional living space, an ideal retreat that opens out to the alfresco through glass sliding doors, merging indoor serenity with outdoor allure. Adjacent to this, a cleverly positioned study nook offers a quiet corner for work or study, embracing the demands of modern living. Outdoor entertaining is a breeze with the undercover area, overlooking a backyard oasis where established gardens and sprawling lawns set the stage for tranquillity and play. A handy garden shed provides convenient storage for tools and outdoor essentials. Inside, four cosy bedrooms, each with carpet flooring and ceiling fans, ensure restful nights. The master bedroom also features built-in wardrobes. The family bathroom, with its practical 3-way design, includes a shower and built-in bath, a large vanity with ample storage, and a separate powder room, ensuring privacy and ease during busy morning routines. Adding to the home's appeal, an externally accessible laundry with built-in cabinetry and a single carport, which can be easily converted to a double, further enhance functionality. This property offers endless potential for first-time buyers, families, renovators, and investors alike. Nestled in a peaceful yet connected enclave, it promises a lifestyle of comfort, convenience, and community. Your journey to creating a home that echoes your personal style while enjoying the vibrant life Metford has to offer starts here. SMS 15Dut to 0428 166 755 for a link to the online property brochure.