

17 Kirkton Crescent, Woodberry, NSW 2322

Sold House

Monday, 30 October 2023

17 Kirkton Crescent, Woodberry, NSW 2322

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 537 m2

Type: House



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\$520,000

Property Highlights:- Freshly painted Weatherboard and tiled roof home with a light filled open plan living/dining area.- Large family kitchen with 20mm stone benchtops, a Beko oven, a 4 burner ceramic cooktop, a slide out range hood, a Blanco dishwasher, a mixer tap + plumbing for the fridge.- Spacious master bedroom a ceiling fan, a split system air conditioner, a walk-in robe, + an attached powder room.- Timber floorboards, plantation shutters, plus a fresh paint palette throughout.- Two split system a/c, ceiling fans, an alarm system, plus a Samsung smart doorlock and crimsafe screen on the front door.- Three bedrooms, the master with a walk-in robe and an ensuite.- Lovely alfresco area with a newly built Merbau timber deck overlooking the huge grassed backyard.- Storage aplenty with a single car carport, a garden shed, a powered room in the yard + a newly built Colorbond shed in the yard with power.- 1971 build.

Outgoings: Council Rates: \$1,863.64 approx. per annum Water Rates: \$825.42 approx. per annum Rental Returns: \$500 approx. per week

Ideally located in the well established suburb of Woodberry sits this beautifully updated three bedroom home, built in 1971, is nestled on a 537.47 sqm parcel of land and offers the perfect opportunity for first home buyers and keen investors who know a smart buy when they see one!

Woodberry is a suburb that enjoys easy access to both Newcastle and the Hunter Valley Vineyards within 35 minutes, and an easy 15 minute drive to the convenience of Green Hills Shopping Centre, offering all the retail, services, dining and entertainment options you could desire, right on your doorstep.

On arrival, a large front lawn and established gardens frame the freshly painted Weatherboard and tiled roof home, providing a pleasing first impression at first glance.

Moving inside, via the inviting front patio, you'll step into the generously sized open plan living and dining room, bathed in natural light from the windows with plantation shutters, looking across the front yard. A fresh paint palette and timber floorboards provide a warm welcome, with two ceiling fans and a Lennox split system air conditioner in place, offering comfort during all seasons.

Nearby is the family kitchen with ample storage in the surrounding cabinetry, a lovely stained glass feature window, plumbing for the fridge, and quality appliances including a Beko oven, a 4 burner cooktop, a slide out range hood and a Blanco dishwasher, making clean up a breeze. There is plenty of space atop the 20mm stone benchtops for all your food preparation needs, and a stainless steel sink complete with a mixer tap.

A clever floor plan places the three bedrooms of the home along a private hallway, the master suite enjoying a ceiling fan, a split system air conditioner, a walk-in robe, and an attached powder room for added convenience. The main family bathroom services the remaining rooms, offering both a ceramic top vanity and a handy shower/bath combination.

At the rear of the home, you will find a dedicated laundry room, with direct access to the yard. As you step outside, you will be delighted to find a lovely alfresco area, showcasing the newly built Merbau timber deck, with aluminium privacy screens, offering the perfect setting for all your outdoor cooking and dining needs.

The large backyard features stylish paved pathways, plenty of green grass for the kids and pets to play, and a separate powered room that could serve as either a home office, a teenager's retreat or a most impressive cubby house for the kids!

For those seeking the all important storage, or the dream 'man cave' then do not despair, this home has you covered, with a single-car carport, a long driveway, a garden shed, plus a newly built Colorbond garage in the yard, with power access as well!

A home of this nature is perfect for first home buyers and investors alike, and is sure to draw a large volume of enquiries in today's market. We encourage our interested clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within 15 minutes from Maitland Private Hospital, the NEW Maitland Hospital and the TAFE Maitland campus.- 3 minutes to Beresfield train station.- Within easy reach of main road connections including the New England Highway and Pacific Highway.- 35 minutes to the city lights and sights of Newcastle.- 35 minutes to the gourmet delights of the Hunter Valley Vineyards.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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