

195 Chichester Dam Road, Dungog, NSW 2420

DILLON & SONS

Sold Lifestyle

Tuesday, 17 October 2023

195 Chichester Dam Road, Dungog, NSW 2420

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 4 m2

Type: Lifestyle



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Contact agent

Ideally positioned just minutes from Dungog's town centre on a manageable 10 acres of pristine, park like farmland stands this immaculately maintained north facing homestead that is privately set back from the road in the tightly held Bendolba region. The Home: Upon entering you will immediately feel at home in this well constructed brick and iron roofed residence built in the mid 1990's. The layout comprises of a central U-shaped kitchen that seamlessly flows into a sun soaked open plan living and dining space, another dining area spills onto a full length wrap around verandah. There is a main bathroom featuring a 3-way design, along with a second toilet. The master bedroom boasts a walk-in wardrobe, while all three additional bedrooms are equipped with built-in wardrobes. A generously sized study offers easy conversion into a fifth bedroom. For year round comfort each bedroom is complete with ceiling fans, the living space features split-system A/C and a cosy combustion fire place. The Grounds: These 10 extremely well kept acres are fenced into 2 main paddocks and a house yard, surrounded by beautiful mature shade trees within an established garden setting, more than suitable for a picturesque wedding venue. Water is abundant here with a high average annual, 60,000L of tank water and the further convenience of town water. Adding to the charm is a picture perfect dam accessible via a quaint timber bridge. A sealed driveway leads you to a spacious 4 car lockable freestanding garage featuring an attached 14m x 6m open bay carport. The Location: Your new home is conveniently under a 3 hour drive from Sydney, just over an hour trip to Newcastle and a mere 45 minutes to Maitland. Positioned only 3.2km or minutes from Dungog's town centre you can enjoy the best of both worlds; a peaceful country lifestyle with local shops and services still close at hand. The acreage is zoned RU1 under the Dungog LEP and offers stunning rural outlooks from every direction. For those looking to step into rural living, this one is for you. 'Melrose' is ready for you to simply turn the key and start enjoying the quiet life. Call Tavis today to book your private inspection 0428 921 704. Disclaimer: Dillon and Sons have prepared this information using our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in the Dillon and Sons website is provided as a convenience to clients. All property prices displayed on the Website are current at the time of issue but may change at any time.