

# 2 Branxton Street, Nulkaba, NSW 2325



## Sold House

Monday, 11 September 2023

2 Branxton Street, Nulkaba, NSW 2325

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 958 m2**

**Type: House**



Zoe Robertson

**\$710,000**

Nestled in the tranquil and picturesque locale of Nulkaba, just on the outskirts of Cessnock, Zoe Robertson Property is delighted to introduce you to this impeccably renovated residence. This charming weatherboard home is a true gem, offering three spacious bedrooms, two bathrooms and a generous land size of 958sqm. Whether you're a family in search of your dream home, an astute investor or simply seeking a weekend retreat just a stone's throw away from the renowned restaurants and wineries of Pokolbin and Lovedale, this property has it all.

**Key Features:**

- Tranquil Location:** Tucked away in a quiet, leafy semi-rural spot just off Wine Country Drive, this property provides the ultimate privacy and serenity you've been dreaming of.
- Outdoor Bliss:** Enjoy the serenity from the wraparound verandah overlooking the established front gardens, or relax in one of two covered entertainment areas in the spacious secure backyard, one of which features sun reflecting insect screens for all year round use; the fire pit is a fun feature for the whole family to enjoy.
- Modern Comforts:** Inside, you'll find new Daikin inverter split system air-conditioning units, energy-efficient LED downlights, and stylish wood laminate flooring throughout.
- Functional Layout:** The welcoming hallway offers practical shaker-style storage, while the open-plan kitchen/dining area can also serve as a potential office space. It features elegant shaker cabinetry, solid timber bench-tops, built-in appliances including a Westinghouse electric wall oven and cooktop, and a Bosch dishwasher.
- Spacious Living:** The generously-sized living area provides year-round comfort with an inverter split system, LED lighting, and large windows overlooking the backyard. Sliding doors lead you to the impressive outdoor space.
- Bathroom Bliss:** There are two tiled bathrooms to cater to the needs of larger families, and a spacious laundry room is equipped with a long laminate bench top, a double sink, under-bench cabinets and ample storage.
- Comfortable Bedrooms:** Each of the three bedrooms boasts plush carpeting, blinds to each window, Daikin inverter split systems, and LED downlights. One of the bedrooms even has sliding doors leading to the verandah, a built-in wardrobe, and additional mirrored wardrobes with shelving for all your storage needs.
- Additional Features:** The property includes a two year old 5.5KW solar power system, a drive-through double garage currently being used as a rumpus room, a secure side gate to access the large backyard, and NBN connectivity for your work-from-home needs. There's also ample parking space for cars, bikes, and trailers beneath the carport.
- Local Amenities:** There are cafes on your doorstep as well as the convenience stores at The Metro and BP Service Stations which offer a Subway and a Cold Rock Ice Cream outlet, Potters Hotel and adjoining breweries, whilst Cessnock's many shops and supermarkets are all within a 5 minutes drive.
- Convenient Location:** This home is conveniently located just 6-minutes drive to Lovedale and 11-minutes drive from Pokolbin, putting you in the very heart of The Hunter's tourist attractions including Hunter Valley Gardens, Hope Estate, Roche Estate and Bimbadgen which regularly host concerts for some of the worlds biggest music artists. Nulkaba is also home to the highly sought after St Phillips Christian School as well as Nulkaba Public School, Pre School and Little Zak's Academy.
- Recreation:** Golf enthusiasts will appreciate the proximity to Rydges Resort Hunter Valley 5-minute drive and The Vintage Golf Club at Chateau Elan only 3-minutes away.

Don't miss out on this incredible opportunity to make this serene oasis your own. Arrange a viewing with Zoe Robertson Property today and embark on a new chapter of comfortable living in the heart of wine country!

**Disclaimer:** All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.