

# 20 Durham Road, East Branxton, NSW 2335

## Sold House

Friday, 18 August 2023

20 Durham Road, East Branxton, NSW 2335

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 536 m2

Type: House



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**\$590,000**

Property Highlights:-  
Contemporary home with spacious living area + open plan kitchen/dining.  
Large kitchen featuring quality appliances including brand new DeLonghi oven and Bosch dishwasher, gas cooking, 40mm benchtops + ample storage.  
2 x split system air conditioners, tiled flooring, plus premium carpet in the bedrooms.  
Newly installed Merbau timber deck overlooking the low maintenance yard, with a dedicated fire pit area in place + irrigated veggie patch.  
Double garage with internal access, drive through access to the yard + a garden shed for any extras!  
2007 build.  
Outgoings Council rates: \$1,864 approx per annum  
Rental Return: \$650 approx. per week  
For those seeking a contemporary home set in a semi-rural location, then look no further than this modern three bedroom residence, set in the lovely township of East Branxton. This ideally located suburb enjoys easy access to the world famous Hunter Valley Vineyards within 15 minutes, and with the Hunter Valley expressway only moments away, you'll be connected to Newcastle's city and pristine coastline with ease!  
Arriving at the home, an appealing brick and Colorbond roof façade, coupled with beautifully presented gardens, offers plenty of curb appeal. Stepping inside the home, a tiled entrance, a neutral paint aesthetic, and an airy open floor plan continue to deliver a pleasing first impression. Designed for relaxed family living, there is a spacious lounge room at the entrance to the home, enjoying views across the front and side yards via the large windows in place. Located nearby is the open plan kitchen/dining zone, with a split system air conditioner, ensuring you'll relax in comfort during all seasons. Set at the heart of the home is the family kitchen, offering ample storage in the surrounding cabinetry, a tiled splashback, and 40mm benchtops, providing space for all your food preparation needs. The home cook will be pleased to find quality appliances already in place, including a newly installed Bosch dishwasher, and a new DeLonghi oven with a four burner gas cooktop, ready to start creating your gourmet meals straight away!  
There are three bedrooms located throughout the home, the master suite is privately set at the end of the hall, with a large walk-in robe, split system air conditioner, and a well appointed ensuite, completing this ideal parent's retreat. The further two bedrooms both enjoy the convenience of built-in robes and enjoy the cosy feel of premium carpet underfoot. These rooms are serviced by the main family bathroom located along the hall which boasts a separate built-in bathtub, a spacious corner shower, and an extra large vanity. Sliding doors in the living room provide a lovely connection to the outdoors, opening out to an impressive, newly installed Merbau timber deck, offering the perfect space to enjoy your morning coffee, or kick back with your drink of choice at the end of the day. The low maintenance 536.9 sqm parcel of land provides a lovely grassed backyard that wraps around the home, with a dedicated firepit area, citrus trees, and a veggie patch, ready for the family gardener to call their own. Storage of your cars and big kids' toys will present no issue in this home, with an attached double garage complete with internal access, handy drive through access to the yard, and a garden shed for any extras!  
This lovely home is ideal for those seeking a semi-rural lifestyle, whilst still enjoying easy access to the conveniences of city living, with world-class food and wine experiences just around the corner in the Hunter Valley to enjoy. Modern homes set on low maintenance blocks such as these met the needs of first home buyers, investors and downsizers alike, with a large volume of interest expected. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their viewing. Why you'll love where you live;-  
A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!  
Less than an hour's drive to Newcastle's city lights and pristine beaches.  
30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need.  
Moments to the Hunter Valley expressway, connecting you to Newcastle, Lake Macquarie and the M1 Motorway with ease.  
\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections  
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