

# 21 Coburn Circuit, Metford, NSW 2323



## Sold House

Wednesday, 6 March 2024

21 Coburn Circuit, Metford, NSW 2323

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 500 m2

Type: House



Ben Cotton  
0249335511

**\$645,000**

Situated right on the cusp of all the action - from the New Maitland Hospital to Stockland Greenhills Super shopping hub, Metford train station & a selection of schooling options inc. tafe, this brick & tile 4 bedroom home is the property you've been seeking out! to end your open home trail. Stepping into this inviting home that has undergone thoughtful upgrades in the last 18 months, making it a contemporary and comfortable residence. Internally, you'll find four bedrooms, centralised main bathroom around beds 2-4, a large living space, along with the dine in kitchen/small living if you'd rather eat in front of the telly! The layout is classic early 2000's build, with a front lounge room, that then leads through to the kitchen, and master bedroom on the way. The kitchen, boasts an abundance of prep bench space, a gas oven & cooktop. The yard is access by sliding glass doors & opens into a blank canvas yard - that can be further improved on with extra garaging or a pool subject to council approvals of course. Garaging is double car in nature, and also offers "through" access to the yard space. Plenty of room is at the front of the property for extra storage if you needed off street for a van or boat - with maybe enough room for side access is some work. A home that will delight an array of buyers, from those starting out on their property journey, to down-sizers or investors you cant look past this opportunity packed with potential in a convenient location just a short drive to all of the action! Currently in lease until April until mid April 24. Currently returning \$530pw - with an increase to kick in on lease renewal (\$560pw). Proudly marketed by LJ Hooker Maitland, please call exclusive agent Ben Cotton 0434 638 822 - 7 days for all inspections & further information. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.