

23 Melbee Circuit, Dungog, NSW 2420



Sold House

Tuesday, 27 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1117 m2

Type: House



Jemma Casserly

\$860,000

Here we have a stunning split level home on the outskirts of town with spectacular views of the rolling hills. Situated in an elevated position in the sought after Melbee Circuit this family home boasts exceptional privacy and a functional floorplan. As you enter on the first level, you will find the master bedroom with a walk-in robe and ensuite, another two bedrooms, the main bathroom, an office space or fourth bedroom and the laundry with internal access to the double car garage. While down on the lower level is all about open plan living, combining the kitchen, lounge and dining areas. The space is light and bright with high vaulted ceilings and exposed timber beams. The kitchen is spacious with plenty of storage, gas cooking, stainless steel appliances and a breakfast bar. Surrounded by large windows and glass sliding doors, the living areas flow out to the expansive covered timber deck, a great place to entertain with friends and family while taking in that view! Outside you will find enough space to park your caravan or camper along with side access to the rear yard, great under house storage and another private deck, all encircled by established gardens and manicured lawns.

Features: • Brick & tiled home • Situated on approx. 1117 sqm • Split level with raked ceiling & exposed beams • New floating floors • Open plan kitchen, living & dining • Kitchen is spacious with plenty of storage, gas cooking & stainless steel appliances • 3 bedrooms, 2 with built-in robes • Master bedroom with walk-in robe & ensuite • Office or 4th bedroom with built-in cupboard • Main bathroom with shower, corner bath, vanity & separate toilet • Laundry with internal access to garage • Linen cupboard • 3x new split system air conditioning units, ceiling fans & gas point for heater • Double car garage with internal access • Expansive undercover timber entertaining deck with amazing views • 24 panel solar system • Under house storage • Second deck in backyard surrounded by established gardens • Elevated position in sought after pocket of town

Dungog is a lovely country town with a strong sense of community. Offering popular attractions such as the Williams River, mountain bike flow tracks, boutiques, cafes and a micro-brewery. All essential amenities including a supermarket, medical practitioners, schools and a train line to Maitland, Newcastle, Sydney and Brisbane. Travel: • Sydney 222km approx. • Newcastle 77km approx. • Newcastle Airport 64km approx. • Maitland Hospital 56km approx. This property has been lovingly maintained over the years by the one family, now ready for a new one to move in and enjoy. Set to go the auction, unless sold prior. To experience all that is on offer here, call Jedda Casserly on 0456 063 397. Video link: <https://youtu.be/3pQts6zGe2o> Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.