

24 Bowen Street, Branxton, NSW 2335

House For Sale

Thursday, 16 November 2023

24 Bowen Street, Branxton, NSW 2335

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 654 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A stunning cottage home, presenting the perfect balance of charming features and stylish contemporary updates throughout.- Spaciously designed with a large formal living room plus an additional living space at the rear of the home.- Beautifully updated kitchen with 20mm Caesarstone benchtops, soft close shaker style cabinetry, a subway tiled splashback, a Metters 'Canberra' wood stove, a Euro oven, a Fisher & Paykel 4 burner gas cooktop + an Ariston dishwasher.- 3 large bedrooms + 2 stylishly updated bathrooms.- Soaring ceilings with ornate features, original timber floorboards + stained glass windows.- Split system air conditioning, ceiling fans + a freestanding combustion fireplace.- Massive covered alfresco / carport area with power access.- Solar hot water, bottled gas to the property + a 4m x 6m inground concrete water storage tank.- A large backyard with raised garden beds + plenty of green grass to enjoy.- A separate double car garage + an electric gate to the carport, accessed via Queen Street.

Outgoings: Rental return: \$550 approx. per week

Offering the perfect balance between traditional charm and stylish modern design, this immaculate cottage home, nestled on a spacious corner block, in the idyllic Hunter Valley township of Branxton is sure to impress. Located within a short distance of the world famous Hunter Valley Vineyards, and with Newcastle's city and pristine coastline within an hour's drive, this incredible property offers the best of the country and the coast within easy reach of home. Upon arrival, you'll find a charming picket fence framing the property, along with immaculately maintained gardens, providing a lovely first impression from first glance. Approaching the home you'll be greeted by an inviting wrap around verandah, recently constructed with quality Merbau timber decking. Stepping inside reveals the soaring ornate pressed ceilings, charming archways, and the gleaming original timber floorboards found throughout the main living areas of the home. There are three bedrooms on offer, two of which are located at the entrance to the home, both featuring carpeted flooring, ceiling fans and lovely stained glass windows. One of the bedrooms benefits from a split system air conditioner in place. A third bedroom is located further along the hall, including a ceiling fan and French doors, providing direct access to the wrap-around verandah and yard. A well thought out floor plan provides dual living areas, delivering plenty of space for everyone to relax and unwind. There is a formal living room, complete with an ornate ceiling and cornices, and a Daikin split system air conditioner, providing comfort during all seasons. The beautifully updated kitchen sits at the heart of the home, with ample storage in the soft close drawers and shaker style cabinetry, along with plenty of food preparation room atop the sleek 20mm Caesarstone benchtops. There is a striking subway tiled splashback, along with a Metters 'Canberra' wood stove taking pride of place. Quality appliances are on offer including a built-in Euro oven, a Fisher & Paykel 4 burner gas cooktop, a stainless steel canopy range hood, and an Ariston dishwasher for ultimate convenience. Located close by is the stunning family bathroom, updated to the highest of standards with contemporary tiling, a built-in recess above the chic freestanding bathtub, a freestanding vanity with a timber benchtop, a large open shower with a rain showerhead, a soaring raked ceiling, stylish pendant lighting, and classic European fittings throughout. At the rear of the home, you will find an additional living space, boasting a soaring raked ceiling, large format tiles, a ceiling fan, and a freestanding combustion fireplace, perfect for cosying up during the cooler seasons. A spacious laundry and second bathroom are located adjacent, providing additional convenience for the growing family. Stepping outside via the glass sliding doors you will arrive in the massive covered alfresco area, with outdoor power points and a built-in Merbau timber pad, ideal for an outdoor spa to complete this dream outdoor setting. There is an electric gate enclosing this carport / covered alfresco, along with a separate double car garage, both accessed from the side of the property on Queen Street. The generously sized block delivers a large yard that wraps around the home, with raised garden beds, a shed for firewood, and plenty of green grass for the kids and pets to enjoy. Packed with added features, this home also includes a 4m x 6m inground concrete water tank, bottled gas to the property, solar hot water + so much more! A home combining traditional charm, stylish design, and a spacious floor plan, set in such an enviable location is sure to draw a large volume of interest from near and far. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live;- Across the road from Branxton Public School.- 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.- 20 minutes to the bustling centre of Cessnock, offering all the services, retail and dining options you could need.- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct.- Moments to the Hunter Valley expressway, connecting you to Newcastle and Lake Macquarie with ease. ***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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