

27 Dalwood Road, East Branxton, NSW 2335

House For Sale

Wednesday, 17 January 2024

27 Dalwood Road, East Branxton, NSW 2335

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 1012 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Well designed family home on a large parcel of land in a tranquil semi-rural setting.- Modern kitchen with a 40mm Caesarstone waterfall benchtop, tiled splashback, built-in Westinghouse oven, 900mm 5 burner gas cooktop, canopy range hood, and a Bosch dishwasher.- Formal living room, dining room and large sunroom at the rear of the home.- Three bedrooms with plush carpeting and ceiling fans, two with built-in robes.- Modern family bathroom with floor to ceiling tiles, open shower with built-in recesses, a contemporary freestanding bath and a separate WC.- Three split system air conditioners in the living room, sunroom and main bedroom.- Rheem Heat Pump Energy Efficient hot water system.- Freshly painted + modern LED downlights throughout.- Huge grassed backyard with an amazing cubby house, fruit trees and an enclosed vegetable garden.- Attached single garage and wide side access to the yard.- Huge rear entertaining shed with a large covered alfresco, ceiling fan, roller doors, workshop area, outdoor power points and an outdoor shower.- 1985 build.Outgoings: Rental Return: \$620 approx. per weekNestled in the heart of East Branxton, within the picturesque Hunter Valley, this inviting three-bedroom brick and restored tile roof family home offers an ideal haven for comfortable living, set in a lovely semi-rural location.Boasting a prime position, this fabulous property allows you to indulge in the renowned Hunter Valley Vineyards, a mere 15 minutes away. Additionally, the proximity to the Hunter Valley Expressway means that Newcastle's vibrant city life and the pristine beauty of Lake Macquarie are at your fingertips too.When you arrive, you will find the house is nestled back, framed by shade trees and a charming green front yard. An inviting exposed aggregate driveway guides you to the attached single garage, while a wide front verandah beckons, promising a welcoming entrance to your new home.Step inside to discover a bright and airy ambience, courtesy of ample natural light accentuating freshly painted walls. The modern interior features a mix of tiles and carpet, complemented by practical window solutions like roller blinds, vertical blinds, and curtains, all illuminated by energy-efficient LED downlights.The living room, situated at the front of the home, boasts a spacious feel with large format tile flooring, a ceiling fan and a large picture window, which invites natural light, while a Mitsubishi split system air conditioner ensures a pleasant atmosphere year-round.At the core of the home lies the kitchen/dining room, a modern cook's delight, featuring a 40mm Caesarstone waterfall benchtop, tiled splashback, and contemporary wood-look cabinetry. You will certainly appreciate the 900mm 5-burner gas cooktop, canopy range hood, built-in Westinghouse oven, stainless steel sink, and Bosch dishwasher. The dining room seamlessly integrates into this central space, creating a welcoming area for shared meals and gatherings. Adjacent to the kitchen, a separate laundry room and powder room add practical convenience to this well-designed living area.Accessible through glass stacker doors in the dining room, the expansive sunroom runs along the back of the home, providing an inviting retreat. With a ceiling fan, Mitsubishi split system air conditioner, and awning windows offering views of the sizable backyard, this sunlit space seamlessly blends indoor comfort with a connection to the outdoors.The bedroom wing offers three comfortable retreats, each adorned with premium carpet and equipped with ceiling fans for added comfort. Two bedrooms feature convenient built-in wardrobes, while one boasts the luxury of a split system air conditioner. The stylishly renovated family bathroom in this wing showcases floor-to-ceiling tiles, an open shower with built-in recesses, a contemporary freestanding bathtub, and a separate WC for added convenience. Additionally, the home is equipped with a Rheem Heat Pump Energy Efficient hot water system, ensuring eco-friendly and cost-effective comfort.The backyard is the true gem of this home, featuring a block retaining wall that adds both structure and charm to the expansive space. With a vast grassy yard, wide gate access, and a delightful large cubby house, it's a haven for both kids and pets to play freely. The outdoor charm continues with an enclosed vegetable garden, established trees including mulberry, nectarine, and lemon, and the potential to create a chook run, making it a versatile and inviting outdoor haven.At the very back of the yard sits a large shed and garage, brimming with potential. This versatile space offers the perfect canvas for a man cave, teenage retreat, or entertaining area, complete with a huge covered alfresco featuring a ceiling fan, two sets of roller doors, a workshop area, outdoor power points, and even an outdoor shower—an ideal setting for hosting gatherings and enjoying the outdoors in style.This fabulous home, with room for the whole family to enjoy, is sure to appeal to a wide variety of buyers. We encourage you to contact your team at Clarke & Co Estate Agents today to secure your viewing.Why you'll love where you live; - Only 15 minutes to the divine Hunter Valley, boasting restaurants, cellar doors and world-class events, right at your doorstep!- Just a 45 minute drive to the thriving nightlife and cultural hum of Newcastle and its pristine beaches.- Less than 30 minutes to the historic CBD of Maitland and its thriving riverside Levee precinct, offering all the services, retail and dining options you could need.- 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.Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.