

34 Bowen Street, Branxton, NSW 2335

Sold House

Sunday, 24 March 2024

34 Bowen Street, Branxton, NSW 2335

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 1176 m2

Type: House



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\$770,000

Property Highlights:- A charming 1950s era family home with plenty of room, in the charming town of Branxton.- Open plan living and dining room with a freestanding combustion fireplace plus a cosy sitting area.- A spacious timber kitchen with 40mm laminate benchtops, loads of storage, a walk-in pantry, a breakfast bar and quality appliances including an Ariston oven, 4 burner gas stove, an Omega rangehood and a Bellini dishwasher.- Four generous, light filled bedrooms, all with built-in robes and one with a ceiling fan.- Renovated bathroom with a large vanity, a separate bath and a shower.- Fujitsu 4 zone ducted air conditioning plus updated plumbing, electrical and appliances.- New downlights, floating timber floorboards, roller blinds and freshly painted inside and out.- Large undercover front porch and Merbau rear timber deck with LED lights and power access.- Spacious landscaped backyard with a chicken coop, mulberry tree and 5000L water tank.- Side street access to two carports and a large double shed with a fireplace and WC, plus wide side access from the front yard to the backyard.

Outgoings: Council Rates: \$1,964 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$600 approx. per week

Welcome to this charming 1950s era home nestled in the picturesque Hunter Valley township of Branxton. Boasting a classic combination of brick and weatherboard with a tiled roof, this spacious residence offers four bedrooms and ample space for your family to run and play. Situated just a stone's throw away from the renowned Hunter Valley Vineyards and only an hour's drive from Newcastle's city centre and pristine coastline, this remarkable property offers the perfect blend of country charm and coastal convenience, making it an ideal location for those seeking the best of both worlds.

The front of this home welcomes you with a spacious undercover porch, perfect for relaxing evenings. A lush grass front yard complements the charming feature of a timber and glass front door, adding to the inviting allure of this lovely home. Step inside to discover a beautifully renovated interior featuring timeless timber floating floorboards, complemented by sleek roller blinds and freshly painted walls. For year-round comfort, there is a Fujitsu 4 zone ducted air conditioning unit. With new downlights illuminating the space, along with updated plumbing, electrical, and appliances, this home effortlessly combines modern comforts with classic charm.

The living areas truly are the heart of this exquisite home, where family gatherings and everyday moments come to life. Enjoy spacious and versatile living in the large open plan living and dining area, where gatherings are enhanced by the warmth of a freestanding combustion fireplace, a Kalora brand unit only 12 months old, adding both charm and comfort. Additionally, there's a separate sitting room that offers flexibility, perfect for use as a home office or a cosy retreat for quiet relaxation.

The timber kitchen is inviting, complete with a 40mm laminate benchtop, ample cabinetry, a walk-in pantry, and a convenient breakfast bar for casual and family meal times. Equipped with quality appliances including an Ariston oven, 4-burner gas stove, Omega rangehood, and Bellini dishwasher, along with instant bottled gas hot water, this kitchen is both functional and stylish.

Relax and unwind in the comfort of four bedrooms, all with built-in robes for storage convenience. One bedroom features a ceiling fan for added comfort. The renovated bathroom offers a modern touch with a large vanity and a separate tub and shower for your enjoyment.

Step outside and you will find your private oasis, featuring a Merbau timber deck adorned with LED lights and a power connection, perfect for entertaining under the stars. Enjoy the spacious grass and landscaped backyard, complete with a charming chicken coop and a flourishing Mulberry tree. With ample space for landscaping and the potential for a pool (subject to Council approval), this backyard offers endless possibilities. Plus, enjoy maximum privacy as the property backs onto a council reserve. Complete with a 5000L water tank, this backyard is both inviting and practical.

With dual gated side access from the front of the house, storing your big toys is a breeze. The property boasts a separate 9x10 double garage featuring a fireplace and WC, providing ample space to accommodate all your storage needs and a 4x10 carport for one car/caravan and another 6x10 carport for three, this one with a concrete base and gate.

This classic representation of Australian family living, tastefully renovated for today's market, is sure to impress. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live;- A stone's throw 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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