

35 Melville Road, Broadmeadow, NSW 2292

House For Sale

Tuesday, 21 May 2024

35 Melville Road, Broadmeadow, NSW 2292

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 366 m2

Type: House



Diana Apostolovski
49260600

Selling \$830,000 - \$890,000

Nestled in the ultimate city-fringe location, this charming heritage cottage is meticulously presented and will appeal to first home buyers or young families looking to enjoy its premium position and spacious gardens. Enter through secure gates to a sweet covered front porch – the perfect spot to savour your morning brew as the world wakes up around you. From here, step into a wide hallway with soaring ceilings, creating an airy and inviting atmosphere, perfectly complementing the generous lounge area, ideal for relaxing and entertaining. Featuring three spacious double bedrooms with built-in robes, the home also includes a family bathroom with a convenient bath/shower combination and a modern second bathroom with a shower. Also at the rear, you'll discover a practical eat-in kitchen, alongside a cozy study nook and a laundry. Air-conditioning in both the master bedroom and the kitchen/meals area ensures year-round climate comfort. Adding to the home's appeal are the artfully landscaped gardens, featuring inspired hardscaping that requires minimal upkeep. The clever design optimises the wide block and north-easterly aspect, creating multiple seating, dining, and play areas perfectly situated to enjoy sunlit days at home or social gatherings. The fully fenced block ensures privacy and security, making it a safe environment for kids and pets to play, with the added bonus of an outdoor shower for those salty types returning from an early morning surf. For added peace of mind, the property is equipped with security cameras, a single lockup garage with remote access, and additional off-street parking. Situated in a prime location with parkland and a wide range of playing fields within close proximity. Nearby schools include Adamstown Public School and Merewether High, with Hunter School of the Performing Arts also within easy walking distance. Broadmeadow Station, a major regional interchange with services to Sydney, Central Coast, and the Tablelands, is less than a 10-minute stroll from this address. Foodies will love that Newcastle's favoured eat streets are only a short drive away, while boaties and water-sport enthusiasts will enjoy the easy access to the region's fabulous iconic beaches and the lake. Don't miss this rare opportunity to own a piece of heritage charm that caters to a wide range of family needs. Come and inspect today!

Features include:-
Cute heritage cottage, meticulously presented, appealing to first home buyers and young families alike.- Large central living room, ideal for entertaining or family gatherings.- Practical eat-in kitchen with Chef gas oven and ample storage space.- Three large bedrooms, all featuring built-in robes, master with air-conditioning.- Wide block with ample outdoor seating and play areas.- Two bathrooms, streamlining bedtime routines, as well as a separate laundry making washday a breeze.- Handy study nook for working or studying from home.- Air-conditioning in the master and meals area for year-round climate comfort, plus security cameras for added peace of mind.- Lock up garage with remote opener and off-street parking for an additional vehicle.- Nestled in a quiet street on the urban fringe, enjoying easy access to shops, schools, restaurants, parks and playing fields, plus offering seamless commuter links.

Outgoings: Water rates: \$915.72 approx per annum
Council rates: \$3,365.48 approx per annum

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