

36 Eucalyptus Crescent, Metford, NSW 2323

House For Sale

Thursday, 18 April 2024

36 Eucalyptus Crescent, Metford, NSW 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 643 m2

Type: House



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\$699,000 to \$720,000

Property Highlights:- Impressive brick and tile home set on a lovely landscaped parcel of land.- Three bedrooms, all with built-in robes and ceiling fans, the master with split system air conditioning.- Spacious living areas including a formal living room, a dining room plus a sunroom.- Updated kitchen with 40mm benchtops, push press cabinetry, a textured tiled splashback, gas cooking + quality appliances.- Daikin 3 zone ducted air conditioning, gas bayonets, gas hot water + a 3kW solar system.- Large semi enclosed alfresco area, perfect for relaxation and entertaining.- Landscaped front and backyard with automated pop up sprinklers + 2 x 1000L water storage tanks.- An attached double garage with internal access and rear roller door, Colorbond shed with a roller door + an additional garden shed in the yard.

Outgoings: Council Rate: \$1,984 approx per annum
Water Rate: \$811.98 approx per annum
Rental Return: \$620 approx per week

Perfectly positioned in the well established suburb of Metford, this three bedroom brick home offers a spacious floor plan and quality updates throughout, delivering the perfect option for those looking to secure a move-in ready home in this family friendly location. Ideally located within moments of schooling options, and a short drive to both Green Hills Shopping Centre and the new Maitland Hospital, this home provides easy access to all the daily amenities you require. Arriving at the home, you'll be greeted by landscaped gardens, a grassed lawn and a stamped concrete driveway that leads to the attached double garage with internal access, delivering plenty of room for your cars and gear. Set at the entrance to the home is an inviting living room, with a practical tile and carpet flooring combination, and a large window looking out to the front yard. Further into the home is a spacious dining room, providing the perfect spot to connect with loved ones at mealtimes and an enclosed sunroom, offering the luxury of choice when it comes to enjoying your downtime. The stylishly updated kitchen offers plenty of storage in the surrounding push-press cabinetry, a textured tiled splashback and ample space atop the 40mm laminate benchtops for all your food preparation needs. The chef of the home is certain to be pleased with the quality appliances on offer including a Fisher & Paykel oven, a 4 burner gas cooktop and a LG dishwasher, set to make cleaning up a breeze. There are three bedrooms on offer, with the master suite set at the entrance to the home for additional privacy. There is a built-in robe, a ceiling fan, a split system air conditioner for your year-round comfort and direct access to the bathroom via a sliding door. The bathroom itself features a shower, plus two WCs and vanities, offering additional convenience for all. A further two bedrooms are on offer, both featuring built-in robes and ceiling fans, providing comfort during the warmer seasons. Step outside and you'll discover the impressive semi-enclosed alfresco area complete with multiple glass sliding doors and floor to ceiling windows opening up to the charming yard, delivering the ideal setting to enjoy time outdoors during all seasons. The backyard features immaculately landscaped gardens, plenty of green grass for the kids and pets to enjoy, pop-up sprinklers with automation and timers plus 2 x 1000L water storage tanks to keep the grounds thriving. Handy side access is on offer, as is a Colorbond shed with a roller door plus an additional garden shed for extra storage. Packed with added extras, this impressive home also includes a 3kW solar system, gas hot water, and 3 zone Daikin ducted air conditioning for your year-round comfort. Located within easy reach of all your daily needs, it is no wonder this suburb is in such high demand, and with the added bonus of Newcastle and Hunter Valley Vineyards, within an easy drive, this property provides convenient access to the very best the region has to offer! A property of this nature is sure to appeal to homeowners and those looking to invest in this ever popular suburb. With a large volume of interest expected, 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:- Located just 5 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- An easy 10 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 15 minutes to Maitland CBD and the flourishing Levee riverside precinct offering a range of cafes, retail and events to enjoy.- 35 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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