

**49 Federation Drive, Medowie, NSW 2318**

CURTIS & BLAIR  
REAL ESTATE

**Sold House**

Sunday, 24 September 2023

49 Federation Drive, Medowie, NSW 2318

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2000 m2**

**Type: House**



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**\$1,350,000**

Step into a world of irresistible serenity as you explore this charming single-level family home, nestled on a private half-acre lot (2000sqm). Surrounded by lush, well-established gardens and thriving hedges, this property acts like a magnet for a diverse chorus of birds, from bowerbirds and honeyeaters to cockatoos and lorikeets. Whether you're dining alfresco or hosting a gathering, let the harmonious tunes of nature be your enchanting backdrop. Take a refreshing plunge in the expansive 11.5m pool, while the kids revel in the ample expanse of lawn for all sorts of outdoor games and adventures. Master built by Allworth Homes, the property is wonderfully spacious offering four robed bedrooms plus a study, two full-size bathrooms and three separate living and dining areas. The functioning heart of the home is the electric-equipped kitchen that impresses with its oodles of cupboard and bench space. Highly functional in its design, the home's generous layout means large and growing families will always be able to find a quiet spot for some relaxation time. Completing this package is a triple garage, while ducted air conditioning maintains a comfortable atmosphere, and an extensive 13kW solar system keeps those running costs happily at bay. Located just minutes from local shops and schools, and a short drive to Newcastle Airport, RAAF base at Williamstown, and 30 minutes to Newcastle city centre, this is the perfect location for families who want convenience without sacrificing privacy or space.

- \*Single level brick and tile Allworth built home on private 2000sqm block
- \*Wide driveway, triple garage with double auto door and single lock up door
- \*1.25kW and 11.7kW solar systems keep running costs down
- \*11.5m x 4.5m saltwater pool, with water feature and spa jets
- \*Private covered alfresco entertaining area
- \*Spacious lounge room with cathedral ceiling, open plan dining/kitchen, family room
- \*Family bathroom and master ensuite both with bathtub and shower, handy third w/c
- \*All 4 bedrooms with built-in robes or a walk-in robe, ceiling fans to all, separate study
- \*3.8km to Medowie Public School, 4.3km to Catherine McAulay Catholic College
- \*On bus route to schools as well as Stockton and Raymond Terrace

Please call Jane Blair on 0415265218 for further information or to arrange an inspection

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