

**49 Woodford Street, Minmi, NSW 2287**



**Sold House**

Wednesday, 11 October 2023

49 Woodford Street, Minmi, NSW 2287

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 651 m2**

**Type: House**



Anne Alexander

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## Contact agent

Are you ready to swap the city's relentless rhythm for a life of serenity and simplicity, that's still close to essential amenities? Escape to Minmi, a peaceful, semi-rural township that promises you the best of both worlds. Conveniently just 3.5km from arterial roads into and out of Newcastle, and boasting a delightful village atmosphere, this charming cottage is the perfect first family home. Set on a 651.3m<sup>2</sup> block, it's freshly repainted and welcomes you with a light-filled living area and separate kitchen and meals zone. Three bedrooms are serviced by a tidy bathroom, plus take advantage of the supersized outdoor entertaining area. Covered and ideal for all-weather enjoyment, it's a fantastic alfresco space to host guests. A shaded front patio at the front of the home overlooks gardens in full bloom, plus make the most of the solar panels for energy efficiency and ample parking. Comprising a double garage and double carport, it ensures space for a work truck, boat or caravan. The true delight of this home rests with its proximity to the village. Leave the car at home and stroll 90m to drop kids at school, with sporting amenities, parks and playgrounds within a 500m radius. Your morning coffee is also just 400m from your front door, while further afield, take the family for a fun day out at Treetops Adventure and Blue Gum Hills Regional Park, less than 2kms away. Shops and supermarkets beckon in 5km and if you need the Newcastle CBD, it's under 20km. Seize the opportunity to embrace an idyllic semi-rural lifestyle without compromising on location. Arrange your inspection today. Property Specifications: • Freshly repainted, character-filled cottage on a 653m<sup>2</sup> block • Light-filled kitchen and meals area • Charming living area • Three bedrooms, serviced by a tidy bathroom • Expansive undercover outdoor entertaining area • Shaded front porch, overlooking blossoming gardens • Double garage plus a double carport, ideal for a work truck, boat or caravan • Solar panels for energy efficiency • 90m walk to Minmi Public, 260m to Minmi Oval, 280m to Minmi Reserve • 400m walk to Minmi Café, 500m walk to tennis courts and playground • Under 2km to Treetops Adventure and Blue Gum Hills Regional Park • 3.5km to M1 Pacific Motorway and Hunter Expressway • 5km to Fletcher Village, 7km to Cameron Park Plaza • 10km to Newcastle University, 13.5km to John Hunter Hospital • Under 20km to Newcastle CBD