

# 7 Settlers Close, Medowie, NSW 2318

## Sold Acreage

Friday, 25 August 2023

CURTIS & BLAIR  
REAL ESTATE

7 Settlers Close, Medowie, NSW 2318

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 3987 m2

Type: Acreage



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**\$1,315,000**

Embrace space, serenity and timeless charm with this modern homestead. Nestled on a beautifully landscaped one acre block (3987.4sqm) with dual frontage to Boundary Road, this single level home features three separate living areas, a versatile sunroom, four bedrooms, a home office and two bathrooms offering plenty of room for a growing family to stretch out. There is no shortage of parking either with a double garage under the home's roofline, a freestanding garage and carport and a 6m x 9m shed that offers a multitude of options, from parking the boat or caravan to a workshop or further parking for more cars. The adjoining studio adds to the practicality of the space with the myriad of possibilities it offers. The dual fuel kitchen is the heart of the home, while the layout offers privacy for parents, and a wing for the kids featuring a renovated spa bathroom, living area and three robed bedrooms. Immersed in a canopy of natural greenery, soak up the breathtaking bushland beauty of your surrounds from the north facing verandah, or use this as a perfect place to relax. Plenty of grassy areas lend themselves to play areas for kids and pets, while the fruit trees will appeal to the urban grower, and everyone will love the saltwater pool. Situated in tranquil cul-de-sac surrounded by birdsong, take advantage of being only a five minute drive to Medowie shopping centre and Catherine McAuley Catholic College, as well as being less than 10 minutes from the RAAF base at Williamstown and Newcastle Airport.\* Updated flooring throughout, hybrid floors to living areas, carpet to bedrooms\* Plantation shutters throughout\* Roof recently cleaned and painted, new gutters and downpipes, gutter guard added\* Double garage with internal access into home and two new auto doors\* Potential for third bathroom in the shed, with plumbing in place, this old bathroom is begging for an update and would be so convenient \* 7 zone ducted a/c added in 2020, new ceiling fans throughout, winter fire, 3 gas points\* 10.5m x 4.2m in ground pool with travertine surrounds and in-floor cleaning system\* 2 pumps connected to 4 of the 5 water tanks, 8 solar electricity panels\* 3km/4 mins to Medowie Public School Call Tiffany Jeffery on 0422158219 from Curtis & Blair Real Estate for further information. All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a third party messenger only in passing on the details. Interested parties should rely on their own enquiries