

# 9 Durham Road, East Branxton, NSW 2335

## House For Sale

Wednesday, 15 May 2024

9 Durham Road, East Branxton, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 553 m2**

**Type: House**



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**\$649,000 - \$679,000**

Property Highlights:- A stylishly presented family residence set in a stunning semi-rural location.- Spacious floor plan with open plan living/dining plus a formal living room.- Four bedrooms, the master with a walk-in robe and well appointed ensuite.- Large kitchen with a 40mm benchtop, ample storage, a breakfast bar, a subway tiled splashback, gas cooking + quality appliances.- Daikin 4 zone ducted air conditioning + gas hot water.- Low maintenance backyard with a 3000L water storage tank.- Attached double garage with internal access + plus dual gated side access to the yard.Outgoings: Council rates: \$1,900 approx. per annumWater rates: \$811.98 approx. per annumRental Return: \$680 approx. per weekFor those seeking a modern home in a semi-rural location, look no further than this impressive four bedroom residence, set in the lovely township of East Branxton. This ideally located suburb enjoys easy access to the world famous Hunter Valley Vineyards within 15 minutes, and with the Hunter Expressway only moments away, you'll be connected to Newcastle's city and pristine coastline with ease!Arriving at the home you'll be welcomed by a grassed front lawn, established gardens and a driveway that leads to the attached double garage that offers internal access to the home. Step inside and you'll arrive at the spacious entry hall, revealing the home's neutral paint palette, practical tiled flooring and the ducted air conditioning found throughout.There are four bedrooms on offer, with the master suite set at the entrance to the home. Here you will find large windows looking out to the yard, a walk-in robe and a well appointed ensuite. An additional three family bedrooms are located along a private hallway at the rear of the home. The main family bathroom is located close by, offering a separate shower and built-in bathtub, along with a vanity with a 20mm stone benchtop.The spacious floor plan delivers dual living areas for the family to enjoy, including a formal living room with cosy carpet flooring, and a generously sized open plan living, dining and kitchen area set at the heart of the home.The gourmet kitchen seamlessly blends with the open plan design, offering ample storage space, plenty of room atop the 40mm benchtops for all your food preparation needs, a subway tiled splashback, and a breakfast bar for your casual dining. The home chef will be pleased with the quality appliances in place including an Omega oven, 4 burner gas cooktop, a rangehood and a Dishlex dishwasher for ultimate convenience.A glass sliding door in the living area offers a light filled connection between the indoor/outdoor living zones, opening out the low maintenance backyard that includes a dedicated space for your BBQ and dining setting, a 3000L water storage tank, and dual gated side access.This lovely home is ideal for those seeking a semi-rural lifestyle, whilst still enjoying easy access to the conveniences of city living, with world-class food and wine experiences just around the corner in the Hunter Valley to enjoy.Modern homes set on low maintenance blocks such as these met the needs of first home buyers, investors and downsizers alike, 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;- A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering a range of services, retail and dining options.- Moments to the Hunter Expressway, connecting you to Newcastle and Lake Macquarie with ease.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections.Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.