

**92 Chelmsford Drive, Metford, NSW 2323**

Thompson,  
Clarke

**House For Sale**

Tuesday, 28 May 2024

92 Chelmsford Drive, Metford, NSW 2323

**Bedrooms: 5**

**Bathrooms: 2**

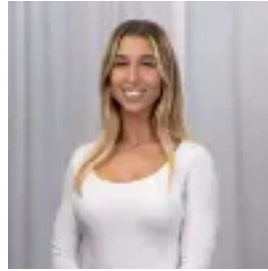
**Parkings: 2**

**Area: 629 m2**

**Type: House**



David Cowan  
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Suvannah McNabb  
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## Preview

92 and 92A Chelmsford Dr, Metford presents a rare opportunity to secure a fantastic investment property with dual income potential. This versatile offering comprises two separate dwellings on one title: Main Residence: 3 bedrooms with comfortable carpets and ceiling fans for year-round comfort. 1.5 bathrooms, featuring a bathtub and a separate toilet for added convenience. A single garage Linen storage for household essentials. Light and airy living room with a ceiling fan for comfortable relaxation. Practical extension providing a versatile second living space. Sizeable laundry with ample storage solutions. Split system air conditioning ensures temperature control. Functional space with an extra sink and toilet, perfect for a teenager's retreat or an additional living room. 22 solar panels. Durable vinyl flooring throughout for easy maintenance. Secondary Dwelling: 2 bedrooms with built-in wardrobes for organised storage. Efficient kitchen and open living. Ample storage space to cater to all your needs. Dishwasher included for added convenience. Vinyl flooring throughout. Split system air conditioning ensures year-round comfort. Ceiling fans in bedrooms and living room promote natural airflow. Capitalise on Convenience: The location is truly unbeatable! Residents will enjoy close proximity to Greenhills Shopping Centre, a variety of schools, train stations, the new Maitland Hospital and easy access to the M1 Expressway. A short 25-minute drive puts you in Newcastle CBD, while the renowned Pokolbin vineyards are just 40 minutes away. Financial Details: Council Rates: \$2755.76 approx. per annum Water Rates: \$880 approx. per annum Rental Appraisal: Main Residence: \$550-\$600 per week Second Dwelling: \$450-\$480 per week Don't miss this chance to secure a foothold in this flourishing location and reap the rewards of a dual income property! Contact David Cowan and Savannah McNabb on 0422 707 333 today to arrange an inspection! Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.