

11 Station Street, Martins Creek, NSW 2420

House For Sale

Sunday, 23 June 2024

11 Station Street, Martins Creek, NSW 2420

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A fabulous first home or investment property in a tranquil setting.- Large open plan living, kitchen and dining room with gleaming floorboards.- Kitchen with a built-in pantry, dual sink, 40mm benchtops, a Euromaid oven and a Solt dishwasher.- Three family bedrooms, all with carpet, curtains and new ceiling fans.- Large bathroom with matte black towel rails, plus a separate laundry.- New LED downlights and power points and a fresh neutral paint palette throughout. - A new Mitsubishi ducted air conditioning system and electric hot water.- Lovely Ezywood Enduradeck front porch and a large grassy yard.- Separate double garage with power access and an extra side roller door.- Newly installed 9kW solar system and Envirocycle septic.Outgoings: Council Rates: \$1,540 approx. per annum Rental Returns: \$550 approx. per week Nestled in the picturesque locale of Martins Creek, this property offers a serene rural lifestyle that's perfect for those seeking tranquility without sacrificing convenience. Built in the 1970s, this home embodies classic charm with its Hardiplank exterior and galvanised iron roof, reflecting the timeless appeal of rural living. Couple this with the quality updates and inclusions throughout and you have an exceptional property that is a must to inspect! Situated on a generous 1012 sqm block, there's ample space here for outdoor activities with the family, and a blank canvas to make the property your own. Whether you're looking to take your first step into home ownership or expand your investment portfolio, this property presents an excellent opportunity to do both. Ideally positioned, this home offers a serene rural lifestyle within easy reach of city conveniences. Vacy's quaint township, is just a short 5 minute drive away, equally accessible is the historic charm of Paterson, offering a delightful blend of culture and community. The township of Dungog is just a 20 minute drive, offering adventure and entertainment with mountain biking and stunning bushwalk trails. Maitland's bustling CBD and Green Hills Shopping Centre are a convenient 30 minute drive, ensuring modern conveniences are within easy reach, providing the best of both worlds. Approaching the property, you're greeted by a large, grassy front yard that sets a welcoming tone for this rural retreat. The timber front porch, featuring an Ezywood Enduradeck, is the perfect spot to enjoy your morning coffee and soak in the peaceful surroundings. Inside, this lovely home showcases a mix of tiles, floating floorboards, and carpet, creating a warm and inviting atmosphere throughout. Recent updates include new LED downlights and power points, along with a neutral paint that enhances the interior's brightness and appeal. The heart of the home is the open plan kitchen, living, and dining area, characterised by spaciousness and glossy floorboards that add a touch of elegance to everyday living. The kitchen is equipped with a dual sink, 40mm laminate benchtops, a built-in pantry, a Euromaid oven with a 4-burner stove, a Bellini rangehood, and a Solt dishwasher, making meal preparation a breeze. There are three comfortable bedrooms, each featuring new ceiling fans, plush carpeting, and curtains, ensuring restful nights for the whole family, whilst the main bathroom boasts a ceramic benchtop, complemented by matte black hardware and towel rails. A separate laundry with direct outdoor access enhances practicality and convenience. Outside, the spacious backyard offers plenty of room for children and pets to play freely or for setting up chook yards and vegetable gardens, perfect for embracing the rural lifestyle. With this property, you will benefit from NBN fibre to the premises, a new 9kW solar system, electric hot water, newly installed Mitsubishi ducted air conditioning, and an Envirocycle septic system—modern amenities that enhance comfort and efficiency. Completing the package is a separate double Colorbond garage with power and an additional roller door on the side, providing secure storage space and dual side access for added convenience. With its blend of rural charm, modern comforts, and convenient location, this property in Martins Creek presents an exceptional opportunity for first-time buyers or astute investors. Don't miss your chance to make this tranquil retreat your new home. 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; - An easy drive to the charming township of Vacy, with a general store and local amenities.- Just a short 7kms to the historic township of Paterson, offering easy access to all of your everyday needs, with cosy cafes, shops and community parks.- The established town of Dungog is only 20 minutes away, also offering opportunities for adventure and entertainment with mountain biking and bush walk trails.- Located within a 30 minute drive of Maitland or Raymond Terrace, offering a vast range of retail, dining and entertainment options.- Only 30 minutes to the destination shopping precinct of Green Hills, with its myriad of shopping and dining venues.- 50 minutes to Newcastle Airport.- An easy 1 hour drive to the glittery lights of Newcastle and its stunning beaches.- Just over an hour to the pristine shores of Port Stephens.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. 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