

**12 Fletcher St, Nulkaba, NSW, 2325**



**House For Sale**

Friday, 27 September 2024

12 Fletcher St, Nulkaba, NSW, 2325

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**



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## Half Acre Heaven

A little larger than a half-acre, a spacious country home, a very comfortable studio, an abundance of lock-up and undercover car accommodation and a sparkling inground pool, is there anything more you could want in a property?

Whether it's to be your permanent residence or your weekender in the Hunter, there is something here for everyone.

A sprawling corner, 2447 m<sup>2</sup> of almost flat, parklike land with hedging and mature trees is the setting for this deceptively large home and outbuildings.

Offering 4 bedrooms plus a study/home office, ensuite and main bathrooms, 2 separated living rooms, huge country-style kitchen complete with 900mm cooker and double farmhouse sink, plus a very comfortable studio, all this with an extraordinary feeling of spaciousness.

There is ducted and split system air conditioning, along with ceiling fans, and an impressive array of storage cupboards which all aid the comfort and functionality of the home.

Outdoors a beautiful naturally lit deck provides a place to relax or entertain with an outlook over the new sparkling inground swimming pool and the fully fenced park-like lawn.

A wide concrete driveway provides excellent access to lockup garaging for 4 vehicles and carport/covered space for a further 4, dependent on vehicle size, and shorter coverage which would be ideal for a small trailer or similar.

This property is heavenly for owners of caravans, boats, or larger items, tradies with lots of tools and equipment, active children and or large dogs that require plenty of space to run around, or those that just enjoy the feeling of some open space around them.

Located

1 km or 2 mins to Nulkaba Primary School

1.6 km or 2 mins to Saint Phillips Christian College

3.6 km or 7 mins to Cessnock main street conveniences

3.9 kms or 4 mins to Cnr Broke Rd and Wine Country Drive Gateway to the Hunters Wineries, Restaurants, Concert Venues, Golf Courses etc.