

**25 Charlton St, Barnsley, NSW, 2278**

**House For Sale**

Monday, 5 August 2024

25 Charlton St, Barnsley, NSW, 2278

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Garth Brennan

## **A Perfect Blend of Rural Serenity and Suburban Convenience!**

Welcome to 25 Charlton Street, Barnsley, a stunning two storey brick home nestled on approximately 3,800 m<sup>2</sup> of picturesque rural farmland. This expansive property offers a perfect blend of rustic charm and modern comfort, with ample space for livestock, gardening, and a variety of outdoor activities. The home features five spacious bedrooms, multiple living and outdoor entertaining areas, providing plenty of room for family and guests.

As you step outside, you'll find yourself surrounded by the natural beauty of the landscape, offering plenty of space to enjoy the outdoors. Despite its peaceful rural ambiance, this property is conveniently located just a few minutes' drive from local amenities, including the popular Cameron Park. Additionally, it boasts close access to the M1 motorway and Hunter Expressway, providing quick access to Sydney and the Central Coast, as well as the Hunter Valley. Here, you can enjoy the best of both worlds, peaceful rural living with the convenience of nearby suburban amenities. Whether you're looking to start a hobby farm, enjoy outdoor recreational activities, or simply relish the tranquility of rural life, 25 Charlton St is a perfect place to call home.

### **Property Highlights:**

- Two storey brick home situated on an approx. 3,800 m<sup>2</sup> farmland with 3 separate paddocks
- Tucked away in a quite friendly street
- 5 bedrooms and 3 living spaces
- Modern white kitchen with electric cooktop and oven plus ample pantry space
- Tiled living areas and plush carpet in bedrooms
- Beds 1,2,3&4 offer large robes
- Ceiling fans in beds 1 & 2 and main lounge room
- Generously sized main lounge room with fireplace
- Quite front and back balcony with bushy outlook to enjoy your morning coffee
- Main bathroom with bath, shower and separate w/c
- Second downstairs bathroom with shower and w/c
- Ducted air conditioning on level 1
- Sprawling outdoor entertaining space, designed with your enjoyment in mind
- Spacious two car garage attached to the home
- Solar panels
- Generously sized carport and second garage/shed and carport providing ample storage space
- Third shed for additional storage
- Zoned for Barnsley Public School and West Wallsend High School
- 4.4km to the hustle and bussle of Cameron Park Plaza providing ample shopping solutions, cafes and restaurants
- Close access to the M1 motorway and Hunter Expressway, providing quick access to Sydney and the Central Coast, as well as the Hunter Valley