

**38 Melaleuca Drive, Metford, NSW, 2323**

**House For Sale**

Wednesday, 20 September 2023

38 Melaleuca Drive, Metford, NSW, 2323

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Trudy Zeug  
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## Superb Family Living, Value Packed & Sure to Impress

Immaculately presented and lovingly maintained this superb brick and tile residence embraces supreme style and comfort throughout its light filled interiors to provide the best in single level living. Set on a generous 626.6m<sup>2</sup> parcel of land in a family-friendly neighbourhood this wonderful home presents an exciting lifestyle opportunity sure to impress first home buyers, young families or astute investors looking to secure a spacious home designed for entertaining.

Welcomed by an inviting façade and front tiled entry the home opens to a spacious living room with designated dining area. Quality carpet, tile flooring and premium shutters enrich the overall appeal of this home offering three generous bedrooms with built-in robes. The main bedroom with ensuite, ceiling fan and air conditioning offers separation from the additional two bedrooms serviced by the lovely three way bathroom.

The well-appointed tiled kitchen with large breakfast counter, quality appliances and ample storage connect with a lovely air-conditioned family room. Seamless transition from indoors to a vast under-roofline alfresco/entertaining patio with retractable blinds extends the living space creating a magnificent enclosed domain perfect for relaxing or celebrating with family and friends all year round.

The large level fully fenced rear yard offers a safe haven for children and pets. There is plenty of space for outdoor activities, ample room for a garden oasis or add a pool where the family can create lasting memories.

Complemented by side gate access, two large garden sheds, double auto garage with rear roller door and additional off street parking this inspiring residence has it all. Enjoy the perfect mix of convenience and space, when you reside in this peaceful retreat with close proximity to local amenities, schools, parks, shopping centers. Commuting is a breeze, with easy access to major roads and public transport options.

With a price guide of \$700,000-\$740,000, this property represents excellent value for money and is sure to attract a lot of interest.

Don't miss out on the opportunity to make this house your dream home.

Call Trudy Zeug today 0411 843 051 to schedule your appointment to view.

### Features

- Brick & Tile Three bedroom family entertainer set on 626.6 m<sup>2</sup> block
- Spacious living room with designated dining area
- Main bedroom offers built-in robe, fan, air conditioning and lovely ensuite
- Two additional bedrooms Two bedrooms offer built-in robes
- Pleasant three way family bathroom comprising separate bath, shower, vanity & wc
- Quality carpet & tile flooring, downlights and premium shutters
- Well-appointed kitchen -quality appliances, ample storage, breakfast bench
- Air conditioned family room
- Seamless flow to vast under-roofline alfresco/entertaining patio with retractable blinds
- Large level secure yard. Ample room for family enjoyment, add a garden oasis or pool.
- Laundry with external access
- Double auto garage with rear roller door access to entertaining + additional off street parking
- Side gate access, two large garden sheds
- Metford Public School, 450m stroll
- Metford Railway Station- 1.5km, 3 minutes' drive
- Stockland Green Hills- Shopping Centre, 2.3km, 5 minutes' drive
- Maitland Hospital- 2km, 4 minutes' drive