

544 Martins Creek Road, Paterson, NSW, 2421

House For Sale

Friday, 9 August 2024

544 Martins Creek Road, Paterson, NSW, 2421

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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A TIMELESS CLASSIC RETREAT IN A STUNNING LOCATION!

Property Highlights:

- A charming country cottage on 2.55 acres with sensational mountain views.
- Open plan kitchen and dining plus a lounge with a combustion fireplace.
- Spacious kitchen with a large island, dual sink, quality appliances and a built-in pantry.
- Three generous bedrooms, all with timber floorboards and lovely views.
- Recently updated bathroom with a built-in bath and a spacious shower.
- Mitsubishi split system air conditioning, electric hot water, updated plumbing, and bottled gas to the stove.
- Freshly painted inside and out and quality hardwood timber flooring.
- Timber deck alfresco with jaw dropping views plus a rear timber verandah.
- Large carport tall enough for a caravan, plus plenty of extra parking nearby.
- Landscaped house yard with rolling green grass, a thriving orchard, chook yards, vege patch and 22,000L water tank.
- Two additional paddocks with post and wire fencing, a spring-fed dam with its own jetty, and a transpiration septic system.

Outgoings:

Council Rates: \$2,264 approx. per annum

Rental Return: \$700 approx. per week

Set against the stunning backdrop of Paterson Hills, with views reaching out to Mount Sugarloaf and the Watagan Mountains, this charming 1950s home offers a rare blend of seclusion and convenience. Nestled on 2.55 acres, this property is a true sanctuary, providing a perfect escape while still being close to all that you might need.

Situated in the lovely township of Paterson, this home provides a sense of peaceful isolation without compromising on convenience. A short 5 minute drive will take you to Paterson village, where you'll find all the necessary amenities, the bustling centre of Maitland is just 25 minutes away, while Newcastle's vibrant city life and beaches are under an hour's drive. Enjoy the best of the Hunter Valley Vineyards with just a 45 minute journey, making this the perfect location for accessing the region's finest attractions.

The classic weatherboard exterior and galvanised iron roof set the tone for this delightful home, ideal for those who appreciate the soothing sound of rain on the roof. The beautifully landscaped yards and rolling hills offer picturesque views for miles. Charming steps lead up to a spacious front verandah, perfect for enjoying a glass of Hunter Valley wine or a cosy cuppa as you take in the serene surroundings.

Step inside to quality hardwood timber flooring and a fresh paint palette that brightens the entire home. Roller blinds and curtains add a touch of comfort and style throughout.

As you step into the home, you're greeted by an inviting open plan kitchen and dining area. The room is bathed in sunlight through two sets of glass sliding doors, offering stunning views and direct access to the alfresco deck, with Mitsubishi split system air conditioning ensuring year round comfort.

The heart of the home, the kitchen boasts a central island and breakfast bar, 40mm benchtops, a built-in pantry, and a tiled splashback. Equipped with a Technika oven, 4-burner gas stove, rangehood, and Fisher & Paykel dishwasher, it offers all the home chef could ask for.

The formal lounge is a warm and inviting space with beautiful timber floorboards that add character and charm. The combustion fireplace provides a cosy focal point, perfect for relaxing on cooler evenings.

The three large family bedrooms feature timber floorboards and offer beautiful views from their windows, creating peaceful retreats for all. A recently updated bathroom complements these bedrooms perfectly, featuring a vanity with a

ceramic benchtop, a built-in bath, a large window, and a separate shower. A separate WC with a shower adds convenience, making this home as functional as it is charming.

Undoubtedly, your favourite place to be will be the gorgeous alfresco area at the front of the house featuring timber decking, and providing the perfect spot to relax and unwind while taking in the breathtaking scenery. An additional timber deck at the back offers even more space for enjoying a quiet moment with nature.

The property is divided into two paddocks plus the house yard, all with post and wire fencing. The house yard features a thriving orchard with cherries, apples, mulberries, figs, pomegranates, citrus trees and stone fruits. A deep dammed spring-fed pond boasts its own jetty, while the entire perimeter of the property is fenced. The yard also includes a 22,000L water tank, a concrete pad ready for another tank, two chicken coops, a thriving veggie patch, a garden shed, and beautiful wisteria vines.

This property offers both convenience and modern amenities. The car parking area, lined with maturing crepe myrtle trees and a gravel driveway, provides gated access to the paddocks and includes a high carport suitable for a caravan. Modern features such as NBN connection, electric hot water, a transpiration septic system, and bottled gas to the stove ensure comfortable living, whilst recent plumbing upgrades add to the home's reliability, making it a perfect blend of practicality and charm.

Experience the perfect blend of rural charm and modern convenience in this enchanting Paterson home. Don't miss your chance to own a piece of paradise with spectacular views and unparalleled seclusion. 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;

- Within 5 minutes of the township of Paterson, offering easy access to all your everyday needs.
- Located within a 25 minute drive to Maitland and 30 minutes to Raymond Terrace, offering a vast range of retail, dining and entertainment options.
- 45 minutes to Newcastle Airport.
- 45 minutes to all the sights and gourmet delights of the Hunter Valley Vineyards.
- 1 hour to Newcastle CBD and beaches.
- Less than 1 hour to the pristine shores of Port Stephens.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections.

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