

**4 Filey Street, Greta, NSW, 2334**



**House For Sale**

Friday, 20 December 2024

4 Filey Street, Greta, NSW, 2334

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Ready, Set, Greta: A Gem with Endless Possibilities

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### The Agent Loves:

"Set in a welcoming, family-oriented neighbourhood with convenient access to schools, shops, and public transport, this property presents a great opportunity for first-time buyers, astute investors, or those looking to downsize with ease."

### The Location:

With a relaxed rural atmosphere and a strong sense of community, you'll enjoy a peaceful lifestyle in Greta with easy access to convenient amenities, local schools and nearby attractions. The New England Highway and Hunter Expressway also make commuting to the Upper Hunter, Maitland, and Newcastle a breeze. And if you're in the mood for a little indulgence, the prestigious cellar doors, fine dining, and golf courses of Lovedale and Pokolbin are a mere 15 minutes away.

Huntlee Shopping Centre 8 min (6.7km)

Hunter Valley Vineyards 13 min (14km)

Maitland - 21 min (18.9km)

Stockland Green Hills - 26 min (24.6km)

Newcastle CBD - 52 min (53.2km)

### The Snapshot:

Welcome to 4 Filey Street, a charming home ready to start its next chapter with you. This delightful residence features four bedrooms and versatile open-plan living areas complemented by an additional space perfect for a lounge or home office. Outside, a generous backyard is complete with a double shed, offering ample space for relaxation and hobbies. This is a property that presents an ideal canvas for those looking to infuse their style through a refresh and promises comfort and potential in a vibrant community.

### The Home:

This well-crafted single-storey brick residence, set on a 687 sqm block, combines functionality with warmth, inviting its new owners to envision a life filled with everyday ease.

Step inside to discover a naturally light-filled open-plan living and dining area that effortlessly caters to daily life and special occasions alike. Adjacent to this central hub, a versatile room awaits, perfect as a tranquil second lounge or a practical home office, depending on your family's needs. The heart of the home is the well-appointed kitchen, equipped with abundant cabinetry and plenty of benchtop space, as well as a freestanding oven and dishwasher.

The sleeping quarters consist of four comfortable bedrooms, three of which feature carpet flooring and built-in robes, ensuring a private and peaceful retreat for every family member. The main bathroom is thoughtfully laid out with a shower, a built-in bath, and a vanity with ample storage. An internal laundry adds to the home's practical layout, enhancing everyday functionality.

Outside, the property continues to impress with a paved undercover area perfect for all-weather entertaining. This leads to a fully fenced backyard where established lawns and gardens create a wonderful outdoor haven perfect for children to play and adults to relax. The double shed with power, a single-sized carport, and handy side access, are ideal bonus details for hobbyists or those needing extra storage for vehicles or tools.

Located just three minutes from Greta train station and less than ten minutes from the bustling Huntlee Shopping Centre, this home promises a lifestyle of ease and accessibility. Furthermore, being on the doorstep of the world-class Hunter Valley wineries, weekend explorations or gourmet getaways are just a short drive away.

4 Filey Street is a potential-filled promise for first-time buyers, families, downsizers, or astute investors ready to overlay their personality into their next property. It is a home and a foundation for the future, offering all the ingredients for a fulfilling life in the heart of a thriving community. Secure this gem today and start planning your life in this lovely home, where every corner is waiting to be cherished by its new owners.

SMS 4Fil to 0428 166 755 for a link to the online property brochure.