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Property Details



37 Dalwood Road, East Branxton

Move right in!

3 2 1

$640,000 - $675,000

Air Conditioning | Deck | Floor boards

Fully Fenced | Built In Robes | Dishwasher

Nestled on a desirable corner block in the heart of East Branxton, 37 Dalwood Rd is an ideal opportunity for families, first-time home buyers, or savvy investors looking to secure a piece of this inviting and rapidly growing community. The property is vacant and ready to move in to start your own journey whichever path you may want to take.

This charming three-bedroom, two-bathroom residence sits solidly with its classic brick and tile facade, complete with a brick front fence and elevated veranda that welcomes you home. The home's thoughtful design and solid construction promise comfort, convenience, and a warm atmosphere for years to come.

As you step inside, you are greeted by the elegance of original timber floors that run throughout the home, adding a touch of character and warmth. The living room features ornate cornices, internal glass sliding doors, and an open flow to the kitchen and meals area. The double-hung windows, complete with window pelmets, invite natural light, creating a bright and airy space perfect for family gatherings or quiet evenings in. The hallway includes a linen press, ensuring ample storage for household essentials.

The kitchen is the heart of the home, beautifully blending modern conveniences with classic style. Boasting black and white gloss cabinetry, granite benchtops, and a breakfast bar with a

waterfall edge, this space is both functional and stylish. The kitchen is equipped with a free-standing electric Westinghouse stove, a double dishdrawer dishwasher, and a double sink. The glass splashback adds a contemporary touch, while the diamond grill security screen door provides peace of mind and leads out to the yard, perfect for enjoying alfresco dining or watching the children play.

Each of the three bedrooms is thoughtfully designed to offer comfort and practicality. All bedrooms offer the comfort of ceiling fans and the practicality of built-in robes and the back bedroom is bathed in natural light from four double-hung windows making it a cozy retreat.

The property includes two well-appointed bathrooms and the second bathroom doubles as a laundry and features black floor tiles, graffiti feature tiles, and a mini orb ceiling, adding a modern and artistic flair to the space.

Head out the back of the home and be greeted by a single garage that includes a rear roller door, a fully fenced lawn area, and an undercover timber deck. There&#65533;s ample under-house storage, a pull-out clothesline, and additional space for all your outdoor needs.

Situated in a family-friendly neighbourhood with easy access to local amenities, schools, and transport, don&#65533;t miss the opportunity to make this property, your new home.

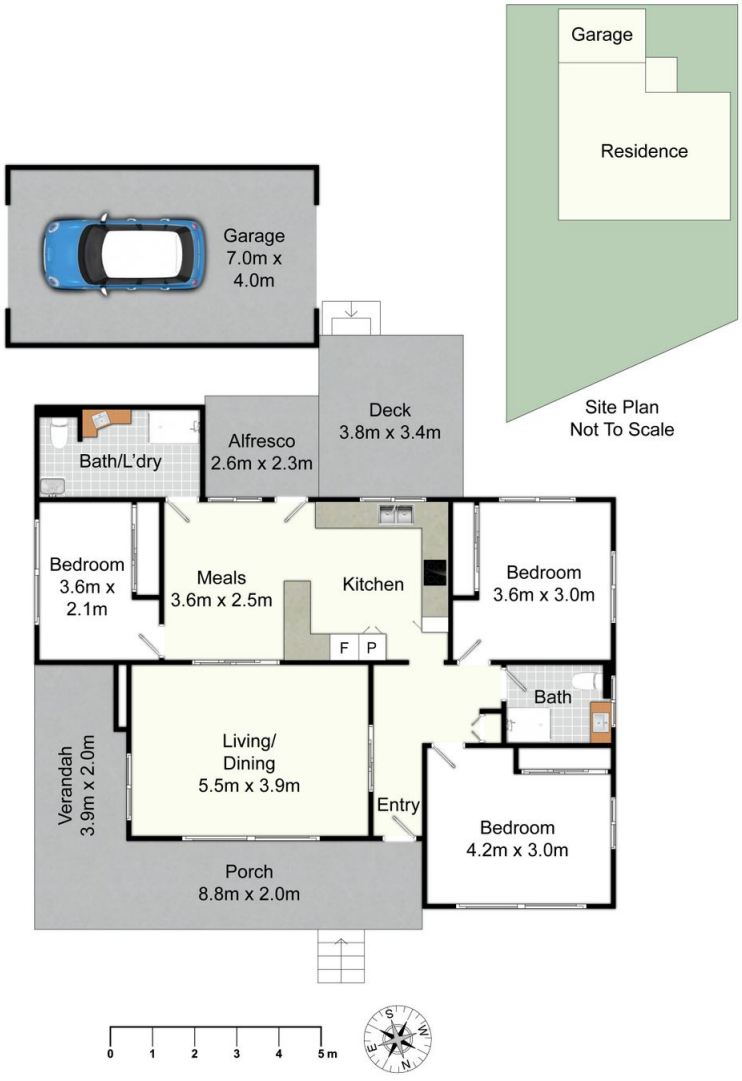
This property is proudly marketed by Pat Howard, contact 0408 270 313 or Aiden Procopis 0456 664 481 for further information or to book your private inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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Branxton Showground
Anvil Creek
Vintage Row
Bees Nees Early Learning
Hillview Rd
George St
Croc Hire - East Branxton
William St
Dalwood Rd
Lindsay St
S
Spring St
Red House Creek
Middle St
Royal Federal
East Branxton
Swift Muscle Injury Therapy & Massage
Yates St
Miller Park
Branxton Golf Club
Waters Mechanical Repairs Pty
New England Hwy
A43
Railway St
Google
Map data ©2026 Google

Floorplan



37 Dalwood Rd, East Branxton

All information contained herein is gathered from sources we deem reliable.However, we cannot guarantee its accuracy and act as a messenger only in passing on the details.Interested parties should rely on their own inquiries and the contract for sale.The floor plans are artist's impressions only. The site plan is not to scale.

Property Inclusions

Living Areas

LIVING ROOM

Original timber floors

Verticals blinds

Ornate cornices

Internal sliding doors

Ceiling fan | light

Window pelmet

Double hung windows

Linen press in hallway

KITCHEN | MEALS

Original timber floors

Black and white gloss cabinetry

Granite benches

Double hung windows

Breakfast bar with waterfall edge

Glass splashback

Ceiling lights

Double sink

Free standing electric Westinghouse stove

Fridge neish

Double dish draw dishwasher

Door to yard

Diamond grill security screen door

External

FRONT

Brick and tile facade

Brick front fence

Footpath

Elevated front veranda

Security screen door

Corner block

Driveway and garage to the side facade

REAR

Single garage with rear roller door

Lawn area

Under house storage

Fully fenced

Timber deck

Undercover area

Pull out clothes line

Bedrooms

FRONT BEDROOM

Original timber floors

Sliding double door robe

Sliding and double hung windows

Vertice blinds

Red sheer curtains

Ceiling fan | light

Frosted glass door

BACK BEDROOM

Original timber floors

Sliding double door

Four double hung windows

Verticals blinds

Window pelmets

Open shelving

Ceiling fan | light

THIRD BEDROOM

Frosted glass door

Orange feature wall

Verticals blinds

Built in robes

Ceiling fan | light

Curtains

Wet Areas

MAIN BATHROOM

Red floor tiles

Frosted glass door

Floor to ceiling wall tiles

Feature tile

Single black and white vanity

Free standing clear glass shower screen

Rainwater shower head

Wall mounted mirror

Sliding window frosted glass

WC

BATHROOM | LAUNDRY

Black floor tiles

Floor to ceiling white wall tiles

Diamond grill security screens

Double hung windows

Three-way light

Free standing clear glass shower screen

Graffiti feature tile

Rainwater shower head

Manhole

Mini orb ceiling

Corner sink

Double towel rail

Privacy wall for WC

Laundry tub

Pendant light

Frosted glass door

Relevant Documents

Marketing Contract
Rental Letter
Rental CMA Pricing Report

Comparable Sales



47A DALWOOD ROAD, EAST BRANXTON, NSW 2335, EAST BRANXTON

3 Bed | 1 Bath | 2 Car
$650,000
Sold ons: 11/06/2024
Days on Market: 71

Land size: 1145
sale - sold



5 RAILWAY STREET, BRANXTON, NSW 2335, BRANXTON

3 Bed | 1 Bath | 2 Car
$655,000
Sold ons: 06/05/2024
Days on Market: 29

Land size: 1005
sale - sold



3/22B RUSSELL STREET, BRANXTON, NSW 2335, BRANXTON

3 Bed | 2 Bath | 1 Car
$600,000
Sold ons: 19/04/2024
Days on Market: 12

Land size: 297
sale - sold



8 QUEEN STREET, BRANXTON, NSW 2335, BRANXTON

3 Bed | 1 Bath | 1 Car
$700,000
Sold ons: 13/05/2024
Days on Market: 36

Land size: 613
sale - sold

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Around East Branxton and Branxton

The suburbs of Branxton and East Branxton are becoming more and more popular and some of the reasons from buyers are:

• Easy access to the Hunter Valley Wine Region
• New infrastructure such as the Huntlee Shopping Precinct and more !
• Ease of access to the Hunter Valley abroad and the mining areas
• Just 2 minutes drive to the Hunter Expressway to Newcastle and Sydney
• Family friendly areas with plenty of park space

AROUND BRANXTON
SCHOOLS:

• Rosary Park Primary School
• Branxton Public School
• St Joey's of Lochinvar High School

CAFES AND RESTAURANTS:

• The Huntlee Tavern
• The Royal Federal Hotel
• Branxton Golf Club
• Various world renowned restaurants right next door in Lovedale and Pokolbin and the Hunter Valley Vineyards

SHOPPING:
• Coles - Huntlee Shopping Precinct
• IGA Branxton

About Us

Disclaimer

First National Maitland a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National Maitland. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.