

# 1/46 Nesca Parade, The Hill, NSW 2300

## Townhouse For Sale

Saturday, 18 November 2023

1/46 Nesca Parade, The Hill, NSW 2300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 191 m2**

**Type: Townhouse**



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## PROPERTY PREVIEW

Property Highlights:- Spectacular brand new 2023 built townhouse offering an unbeatable lifestyle location.- Minutes from the beach, parklands, Darby Street and Newcastle's city centre.- Two beautifully presented levels, the upper floor featuring a stunning open plan living and dining space.- An incredible balcony with composite timber decking and sweeping tree top, parkland and Newcastle City views.- Pristine kitchen featuring quality Fisher & Paykel appliances, 20mm Caesarstone benchtops, soft close drawers and ample storage, a tiled splashback, a dual recessed sink + a large island bench with a breakfast bar.- Two generously sized bedrooms, both with built-in robes and plush carpet.- A stunning main bathroom on the ground floor with underfloor heating + a powder room off the living area.- Soaring 2.7m ceilings, plantation shutters, engineered European oak floorboards, downlighting + premium carpet in the bedrooms.- LG ducted air conditioning, a 3.9kW solar system + Rheem instant gas hot water.- A lovely landscaped front yard with sandstone blocks + a 2500L water storage tank.- Single car garage complete with a mezzanine and a storage room below.

Outgoings: Water Rates: \$627.7 approx. per annum Council Rates: \$1,800 per unit per year (Note this is only a rough estimate assuming all units are equal. Actual amount will be provided once strata is registered with Land Registry.)

Welcome to "Pimalai", meaning, a little patch of heaven. Offering the perfect balance between coastal and city living, this brand new, luxuriously appointed townhouse has been crafted to impress. Set in the heart of Newcastle, this perfectly located home offers an enviable lifestyle, within minutes of the city's beaches, King Edward Park, Darby Street, and close enough to the city to ride or walk to work. Newly built in 2023, this stunning townhouse is a must to inspect. From an immaculately presented front yard with sandstone blocks, established gardens and a no-fuss lawn, to the contemporary brick and Colorbond facade, this home is set to impress at first glance. Stepping inside reveals the soaring 2.7m ceilings, a crisp white paint palette and the beautiful engineered European Oak floorboards found throughout the home. There are two spacious bedrooms located on the ground floor, both featuring built-in robes, chic plantation shutters, premium carpet, and the comfort of ducted air conditioning in place. Servicing these rooms is the stunning main bathroom which includes gleaming floor to ceiling and large format Terrazzo look floor tiles, a floating vanity with a 20mm Caesarstone benchtop, a large shower with a built-in recess and the luxury of underfloor heating. A clever design places a handy laundry nook under the stairs which features a timber benchtop, a built-in recess and a stainless steel sink. The stairwell leading to the upper floor presents a stylish navy blue VJ panel feature wall, matching the entrance door of the same paint palette. The upper level of the home delivers a haven for relaxation, with a large open plan living, dining and kitchen area, featuring soaring raked ceilings, square set cornices, and an abundance of natural light from the surrounding windows, sliding doors and impressive skylight overhead. The luxuriously appointed kitchen features plenty of storage in the surrounding cabinetry with LED lighting underneath, soft close drawers, a tiled splashback, a dual recessed sink with a mixer tap, and plenty of space atop the 20mm Caesarstone benchtops for all your food preparation needs. Quality appliances are in place including a Fisher & Paykel oven, a 4 burner ceramic induction cooktop, and an integrated dishwasher for ultimate convenience. Completing this breathtaking kitchen is a large island bench that offers a handy breakfast bar, with stylish pendant lighting overhead. Stepping outside via the glass stacker sliding doors, you'll find a lovely balcony, with composite timber decking, a gas bayonet for your BBQ, and beautiful treetop views of the city to enjoy. Packed with added extras, this home comes complete with a 3.9kW solar system, Rheem instant gas hot water, a 2500L water storage tank, a separate single car garage with a mezzanine and a storage room below, plus so much more! Don't let your chance to secure a brand new home, offering the best of coastal and city living slip through your fingers. Contact the team at Clarke & Co Estate Agents today to secure your inspection.

Why you'll love where you live;- Location, location, location - need we say more?- Start your day with an ocean swim or a stroll along the beautiful Newcastle Memorial Walk, both just minutes from home.- Within moments of Nesca and King Edward parks.- A short stroll to Darby Street, offering a myriad of dining and boutique retail outlets.- Mere minutes from Newcastle CBD offering an easy commute to work.

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

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