

# 1 Ayrshire Way, Largs, NSW 2320

## House For Sale

Thursday, 29 February 2024

1 Ayrshire Way, Largs, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2017 m2

Type: House



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## OFFERS INVITED

Property Highlights:- Immaculate family residence with spacious living inside and out, all set on a massive 2017 sqm corner block of land.- Impressive open plan living/dining area, a rumpus room + a media room.- Pristine kitchen with 20mm Caesarstone benchtops, a chic herringbone tiled splashback, ample storage, water filtration, a 900mm oven with a 5 burner gas cooktop + a dishwasher.- Four bedrooms, the master with a walk-in robe and well appointed ensuite.- Large format tiles, premium carpet, high ceilings + freshly painted throughout.- Derby ducted air conditioning, ceiling fans + a Dux gas hot water system.- Lovely alfresco area overlooking the sparkling inground salt chlorinated pool.- Huge backyard with established gardens, fruit trees, wide side access + a 3000L water storage tank.- Attached double garage with internal access + a garden shed in the yard.

Outgoings: Council rates: \$3,220 approx. per annum  
Water rates: \$811.98 approx. per annum  
Rental Return: \$850 approx. per week

For those looking for a luxuriously appointed home with spacious living inside and out, set in an idyllic semi-rural location, look no further than 1 Ayrshire Way, Largs. Offering a light filled, free flowing floor plan and premium inclusions throughout, this spectacular home is ready for a lucky new owner to simply move in, unpack and enjoy.

Largs is a suburb boasting a relaxed, rural feel with the added benefit of the Paterson River meandering nearby, and with city conveniences including Maitland's CBD and Green Hills Shopping Centre within a short 15 minute drive, and a 45 minute drive to Newcastle, you'll enjoy convenient access to all your daily needs and more! Set on a spacious corner block in a family friendly neighbourhood, this brick and Colorbond roof built home offers plenty of curb appeal, with established hedges and trees offering a lush border around the front of the property, along with a large driveway that leads to the attached double garage with internal access.

The pleasing first impression continues as you enter the spacious foyer, revealing gleaming large format tiles, a fresh white paint palette, high ceilings, contemporary lighting, and feature step cornices, setting an impressive tone for what is to be discovered within this stunning family home.

There are four bedrooms on offer, with the generously sized master suite set at the entrance to the home. Here you will find plush carpets, a ceiling fan, a large walk-in robe and double doors that lead to the luxury ensuite that includes a twin sink vanity with a 20mm Caesarstone countertop, a shower and a built-in bathtub.

The remaining three bedrooms are located across the hall, all featuring plush carpet, ceiling fans and built-in robes for added convenience. The main family bathroom services these rooms, complete with contemporary tiles, a wood look vanity with a 20mm Caesarstone countertop, a large wall length mirror, a shower, a built-in bathtub and a separate WC. Completing this ideal bedroom wing is a dedicated living area with a ceiling fan, perfect for a kid's playroom or an additional living space for all to enjoy.

At the centre of the home is the breathtaking open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding doors, with modern down lighting and three ceiling fans, complimenting the ducted air conditioning found throughout the home.

Located close by is a dedicated media room with plush carpet flooring, offering the perfect spot to cosy up for those movie nights with the family.

The show stopping kitchen boasts gleaming 20mm Caesarstone benchtops, a chic herringbone tiled splashback, and ample storage in the surrounding cabinetry and large pantry. An L-shaped island bench provides plenty of space for your food prep needs, a dual stainless steel sink with a filtered tap, and a breakfast bar for your casual dining. Quality appliances are in place including a dishwasher, a 900mm oven with a 5 burner gas cooktop, with a canopy range hood overhead.

Three sets of glass sliding doors offer a seamless connection between the indoor/outdoor living spaces, opening out to an impressive alfresco area with large format outdoor tiles, and a gas bayonet, offering the perfect setting for all your outdoor cooking, dining and entertaining needs.

Taking centre stage in the yard is a sparkling inground salt chlorinated pool, ready and waiting to provide hours of fun and relaxation for all.

The generously sized 2017 sqm parcel of land delivers a massive grassed backyard that features manicured gardens and hedges, a garden shed, and wide gate access for future shedding if desired.

In addition, you'll find a separate fenced grassed yard with a landscaped path, featuring veggie gardens and established fruit trees including citrus and pomegranate, with a 3000L water storage tank on hand to keep the grounds thriving.

A home offering this level of luxury and space in a desirable lifestyle location such as this will attract an unprecedented volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live:- Located just 15 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- A short 10 minute drive to the charming township of Morpeth, offering boutique shopping, dining and coffee that draws a crowd.- An easy 15 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct.- 45 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place

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