

# 1 Trellis Court, East Branxton, NSW 2335



## House For Sale

Saturday, 18 November 2023

1 Trellis Court, East Branxton, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 923 m2

Type: House



Ben Moore  
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**\$899,000 - \$969,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "This delightful home is located in the superb, family-oriented neighbourhood of East Branxton. Just moments from the Hunter Expressway, it promises effortless journeys to both Newcastle and Sydney, as well as the scenic Upper Hunter. It's an ideal setting for family life, offering the perfect backdrop for creating cherished memories with the kids." The Location Set in the heart of the Hunter Valley, East Branxton offers a captivating blend of country charm and modern convenience. A stone's throw from the renowned vineyards, this suburb exudes a warm community vibe where cafes and eateries buzz with the chatter of locals, and the monthly markets are a treasure trove of local produce. Whether it's the pull of the open green spaces or the easy commute to the city, East Branxton promises a lifestyle of balance and beauty, appealing to all life stages. Maitland - 26 min (23.5km) Stockland Green Hills - 33 min (29.5km) Newcastle - 53 min (57.1km) The Snapshot Discover a sanctuary of serene living in this four-bedroom family home, set on an elevated 923sqm corner block with tranquil rural views. The property is enveloped by beautiful gardens, offering greenery and colour while ensuring a low-maintenance lifestyle to enjoy life's pleasures. Tucked away in a quiet cul-de-sac, it promises a private retreat with the warmth of a friendly community. Here, comfort meets convenience, providing an idyllic backdrop for family life amidst the rolling landscapes of East Branxton. The Home Embrace the perfect blend of comfort and convenience in this charming brick and Colorbond roof residence, ideally positioned on a generous 923sqm corner block with convenient side access. The welcoming front porch opens up to captivating rural views, setting the tone for a home that's both inviting and impressively appointed. Inside, a harmony of quality tiling and plush carpeting sits underfoot, while a Daikin ducted air conditioning system ensures year-round comfort. For privacy and ease, automatic block-out shutters are fitted in the front windows, alongside an abundance of storage options to keep your space clutter-free. Designed with family living in mind, this home features multiple living areas including an open-plan kitchen, dining, and lounge area with soaring raked ceilings that enhance the sense of space. A separate living room and a versatile media room, perfect as a study or home office, ensures everyone has their own retreat. The media room flows seamlessly to the outdoor undercover entertaining area, promising endless moments of relaxation and social gatherings. The spacious kitchen is a chef's delight, with quality appliances, a built-in pantry, and a large breakfast bar for casual dining. Glass sliding doors open the living area to the alfresco space, creating an indoor-outdoor flow ideal for all-weather entertainment. Outdoors, the established lawns and gardens, including a vegetable patch, are fully fenced for privacy and security. The expansive undercover area is perfect for year-round entertaining against the backdrop of the meticulously kept gardens. The home includes four well-appointed bedrooms, each with built-in robes and ceiling fans. The master bedroom is a true haven, complete with a walk-in robe and a private ensuite. The main bathroom caters to busy mornings with a large separate shower, a built-in bath, and a separate powder room for added convenience. Completing this impressive property is a double garage with internal access, a 2-bay shed plus carport equipped with power for the hobbyist or extra storage, and a 6.6kw solar system ensuring energy efficiency. This home is ready to be the backdrop of your family's cherished moments set within a community that values connection and tranquility. SMS 1Tre to 0428 166 755 for a link to the online property brochure.