

# 101 William Tester Drive, Cliftleigh, NSW 2321

## Sold House

Friday, 3 November 2023

101 William Tester Drive, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 465 m2

Type: House



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**\$840,000**

Property Highlights:- Brand new 2023 Allworth built home offering open plan living/dining + a dedicated home theatre/media room.- Immaculate gourmet kitchen featuring quality appliances, 40mm Caesarstone waterfall benchtops, ample storage, a butler's pantry, a glass splashback + an island bench with a recessed dual sink and a breakfast bar.- Four spacious bedrooms, two with luxury ensuites, the master with a spacious walk-in robe.- A fresh, contemporary paint palette, premium tiled and carpet flooring, ceiling fans and LED downlighting throughout.- A large covered alfresco area complete with power access, a gas bayonet, LED downlighting, overlooking the easy care backyard + a 3000L Kingspan slimline water storage tank.- A Bticino intercom with a touchscreen interface, a Hills security system with alarm code + Rheem instantaneous gas hot water.- Attached double garage with internal access + wide side access to the yard.

Outgoings: Council rate: \$1,370.03 approx. per annum Rental Return: \$700 per week

Located in the newly formed estate of Cliftleigh Meadows, this contemporary family home offers space, style and convenience in equal measure! A brand new 2023 build, this contemporary Allworth built home strikes the perfect balance between spacious family living and luxurious design, providing one lucky new owner the chance to secure their new dream home, without the wait!

Conveniently located only minutes from the Hunter Expressway, taking you to Newcastle in 45 minutes, Lake Macquarie in 30 minutes, or the Hunter Valley Vineyards in 20 minutes, this family friendly suburb offers easy access to all the best sites and experiences on offer in the region. Arriving at the home, an appealing brick and Colorbond roof facade, coupled with a lush green lawn, and a large driveway leading to the attached double garage delivers plenty of curb appeal. The pleasant first impression continues upon entering the home via the custom timber and glass front door, as you step into the spacious hall, revealing the fresh grey paint palette, gleaming floor tiles, and the contemporary LED downlights found throughout the home. A smart floor plan places the master suite at the entry to the home, offering that extra level of privacy for the parents' retreat. This spacious room features a large walk-in robe, a ceiling fan and awning windows looking out to the yard. Completing this lovely haven for the adults is a luxury ensuite complete with stylish tiling, a floating vanity, and a shower with a built-in recess. A further three bedrooms are tucked away behind a private hall at the rear of the home, all featuring premium carpet and enjoying the convenience of ceiling fans and built-in robes, providing ample storage for all the family. An incredible feature is an ensuite in one of these rooms, featuring a large floating vanity and a spacious shower with a built-in recess. The remaining rooms are serviced by the main family bathroom located in the bedroom wing which boasts stunning tiling, a large floating vanity, a separate built-in bath and a shower with a built-in recess. At the heart of the home is the impressive open plan living/dining room, generously sized, this area provides plenty of space for all the family to relax during their downtime and connect at mealtimes. Designed for the modern family, you'll also find a dedicated media room/home theatre located midway along the entrance hall, providing the ideal spot to enjoy movie nights and gaming fun with all the family. The immaculate kitchen features quality appliances including a 900mm Omega oven, a five burner gas cooktop, an integrated range hood, and a dishwasher, sure to impress the resident chef. There is ample storage on offer in the surrounding sleek cabinetry, and an impressive butler's pantry, providing plenty of space for all your kitchen wares, and an additional stainless steel sink for added convenience. Delivering on both form and function, this impressive kitchen includes a stylish glass splashback and a large island bench that showcases the stunning 40mm Caesarstone waterfall benchtops, a dual recessed sink, a handy breakfast bar and striking feature lighting overhead. Glass stacker sliding doors seamlessly connect the inside living to the covered entertainer's alfresco, complete with outdoor power access, a gas bayonet and an LED downlight, providing the perfect place for family BBQs and entertaining friends. The spacious 465 sqm block includes a lovely, L-shaped yard that wraps around the rear and side of the home, delivering plenty of green grass for the kids and pets to play, with handy side access, and scope to design gardens and landscaping to suit your tastes. Located within a short drive to the local shopping complex, quality schools, Maitland CBD, and the Hunter Expressway connecting you to vineyards, beaches and the lake, this home takes convenient family living to new heights. A brand new home, offering this standard of luxurious family living, set in such a popular location is sure to draw a large volume of interest in today's market. We encourage our buyers to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live;- 6 minutes to the Hunter Valley expressway, connecting you to Newcastle, Lake Macquarie and the Hunter Valley Vineyards in no time.- A short walk to Cliftleigh Meadows Park where you can enjoy the playground, fitness equipment and explore the lovely walking tracks.- 15 minutes to Maitland CBD with cafes, restaurants, retail, schools, train stations, pubs and so much more.- 8 minutes to Kurri Kurri CBD and 10 minutes to Kurri Kurri TAFE campus.- Less than 20 minutes from the newly

refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: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 enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.