

11 Count Street, Paterson, NSW 2421



House For Sale

Thursday, 21 March 2024

11 Count Street, Paterson, NSW 2421

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 3558 m2

Type: House



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\$1,300,000 - \$1,350,000

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 property presents an idyllic retreat for families, offering expansive indoor and outdoor spaces where children and pets can play and roam freely, creating the perfect blend of peaceful living just moments from town." The Location Surrounded by lush greenery and scenic landscapes, Paterson is a haven for those seeking a peaceful lifestyle away from the hustle and bustle, yet still offering easy access to nearby urban centres. The suburb boasts a rich history, reflected in its heritage buildings and quaint streets. Local amenities cater to daily needs, with cosy cafes, boutique shops, and community parks creating a friendly and vibrant atmosphere. Maitland - 18 min (18.0km) Stockland Green Hills - 23 min (22.3km) Newcastle - 56 min (51.1km) The Snapshot Perched on an elevated block, 11 Count Street offers breathtaking country vistas and a serene backdrop to your everyday. Boasting five bedrooms and multiple living areas, there's ample room for everyone to find their favourite space. Immaculately maintained, this home shines with care and attention, embodying the essence of refined rural living. Convenience isn't compromised, with easy connectivity keeping you close to all necessities. Welcome to your dream family sanctuary, where spacious living meets scenic beauty. The Home Introducing family living with a distinctive blend of charm and spaciousness. 11 Count Street presents a unique split-level home that radiates warmth and character. Built in 1988 by an owner-builder, this double brick residence sits on an elevated 3,558 sqm corner block, offering unrivalled rural and river views that promise a tranquil living experience. This bespoke home is defined by its exposed brick walls and high, raked ceilings adorned with VJ board panelling, creating an atmosphere of rustic elegance. Its generous layout encompasses multiple living areas, including a large separate lounge room and an open-plan living and dining area. The latter is a hub of family activity, featuring built-in shelving, a study nook, and a combustion wood-burning heater. Adjacent to this warm family space is the heart of the home: a spacious country-style kitchen with abundant cabinetry, stainless steel appliances, a walk-in pantry, and breakfast bar seating. Both the kitchen and lounge offer seamless transitions to the outdoors through glass sliding doors, inviting the beauty of the surroundings inside. The outdoor space is a testament to thoughtful landscaping, with a covered patio that provides a vantage point for breathtaking valley views. The tiered and levelled yard spaces, along with a screened veggie garden and boundary rural fencing, maximise the utility and enjoyment of the block. Five bedrooms offer flexibility with the option to utilise one as a home office or study. All boast walk-in wardrobes, except for one, ensuring ample storage. The master suite is a sanctuary of its own, with mesmerising river views and a private luxurious ensuite. The main bathroom features a shower, built-in bath, and bay window, complemented by a separate powder room for convenience. Additional highlights include an internal laundry, a 16-panel solar system, a water tank, and a double-car garage with an external toilet and internal access, plus two workshop/studio spaces. Situated in historic Paterson village, just 15 minutes from Maitland and less than an hour to Newcastle, this home is the perfect family retreat. It combines the ease of low-maintenance rural living with the charm and community spirit of village life. SMS 11Cou to 0428 166 755 for a link to the online property brochure.