

11 Deptford Close, Clarence Town, NSW 2321



House For Sale

Tuesday, 12 March 2024

11 Deptford Close, Clarence Town, NSW 2321

Bedrooms: 5

Bathrooms: 3

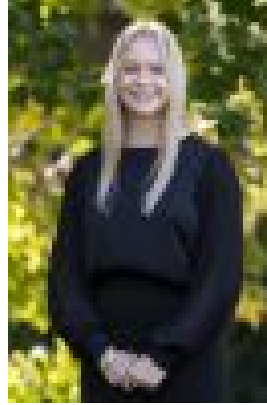
Parkings: 4

Area: 9679 m2

Type: House



Dee Braithwaite
0458206063



Baylee Wheeler
0249922369

Auction (Unless sold prior)

Viewing by appointment only Saturday 16th and Wednesday 20th. Upon entering this spectacular riverside property, it is evident that quality was an absolute priority. A custom designed home, excellent layout and thoughtfully planned landscaping present a property which has been designed and delivered to the highest standard. This property has rare river frontage to the Williams River, offering privacy and amazing tranquility for couples and families who enjoy water sports, fishing and swimming. Situated in a private cul-de-sac, with expansive views of the Wallaroo State Forest, you will be greeted by a tree-lined driveway leading you down to the master-built residence. The New Zealand inspired home was master built with custom features throughout, capturing pristine views of the Williams River. Step inside and you will feel right at home with both elegant and cosy living areas. The 2.7m ceilings, combustion fireplace and exquisite design details add to the unique features of this home. A contemporary gourmet kitchen and butler's kitchen offers a double oven, two dishwashers and extensive storage. Large picture windows in the kitchen and living room looking up the Williams River allow beautiful views while you entertain your family and friends. The expansive lawns and perennial low maintenance gardens provide ample space for playtime and outdoor fun for kids and pets. This home features five bedrooms, 4 with built-in robes. The master suite is situated in a secluded wing of the house, with a spacious marble ensuite bathroom and oversized walk-in-robe; offering breath-taking river views through its expansive windows. Set on 2.39 acres and boasting a large shed with its own bathroom, kitchenette and an upper-level office space the potential is limitless. The shedding allows for up to six additional vehicles and your own workshop space. The Williams is renowned for pleasure boating, water skiing and fishing and is one of the Hunter region's most beautiful and untouched river systems. Clarence Town has retained its quaint country charm, with all the conveniences you need - schools, local stores, and just a short drive to larger centres including Dungog, Maitland or even Newcastle, in under an hour. Promising endless possibilities for an exciting and enriching lifestyle, with only 2 minutes to the local boat ramp and your own private deck and jetty, it is a boating enthusiast's dream.

- Master built New Zealand farmhouse residence
- Spectacular riverfront views
- Custom features throughout
- Large tiled country entryway
- Open plan dining and living area with combustion fireplace
- Beautifully designed kitchen with island, 2 x dishwashers, double oven, pantry and Moroccan tile splashback
- Butler's kitchen
- Master bedroom with marble ensuite and large walk in robe
- 4-5 generous bedrooms, 4 with built in robes
- 5th bedroom or second living area overlooking the river
- Bathroom with heated towel rails, freestanding deep tub and shower overlooking the valley
- Laundry with coat cupboard and well designed storage
- Storage/linen room
- Powder room
- Ducted air-conditioning
- Undercover entertaining area
- Double 7x7 garage with internal access
- Direct river access with stairs down to deck and private jetty
- 2 x 110,000L water tanks to shed and house
- Envirocycle and sub-surface irrigation system
- Landscaped gardens
- Outdoor shower
- Large powered and insulated shed with 2 electric roller doors - space for 4-5 vehicles
- Stylish and functional studio in shed fitted out with kitchenette, bathroom and storage
- Set on a perfectly manicured 9,679 SQM block in a quiet estate

Inspections by Appointment - please contact Dee Braithwaite on 0458 206 063 or Baylee Wheeler on 0499 926 448 to arrange your viewing today. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.