

11 Watervale Circuit, Chisholm, NSW 2322

House For Sale

Saturday, 9 December 2023

11 Watervale Circuit, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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\$849,000 - \$879,000

Property Highlights:- Impeccably presented 2017 residence set in the highly desired Waterford Estate.- A spacious floor plan with an impressive open plan living / dining area + a formal living room.- Four large bedrooms, all with premium carpet, the master with a walk-in robe and a luxury ensuite.- Gourmet kitchen with a 20mm Caesarstone waterfall benchtop, Bosch dishwasher, an Ilve oven, a six-burner gas cooktop, a walk-in pantry, soft close drawers + a large island bench with a breakfast bar.- Large format tiles, LED downlighting, soaring 2.7m ceilings with square set cornices + a contemporary neutral paint palette throughout.- ActronAir 3 zone ducted air conditioning, instant gas hot water + a 4kW solar system with a 7kWh Tesla Powerwall battery.- Lovely tiled alfresco looking out to the landscaped backyard + a 4500L water storage tank.- An attached double garage with internal access + a garden shed in the yard.Outgoings: Council Rates: \$2,544 approx. per annumWater Rates: \$825.42 approx. per annumRental Return: \$750 approx. per weekPresenting your chance to secure a luxuriously appointed home set in the highly desired Waterford Estate, we proudly present 11 Watervale Circuit to the market. Built in 2017 and offering a spacious floor plan, high end inclusions throughout, and a lovely low maintenance landscaped yard, this home is a must to inspect.It is easy to see why Waterford Estate has developed into a suburb in such high demand, with quality education offerings including St Aloysius and St Bede's Catholic schools, gorgeous parklands, and a newly approved shopping village planned for the estate, this ideal location delivers all your daily needs within moments of home.Arriving at the property, you'll find an immaculately landscaped front lawn and a driveway leading to the attached double garage that includes internal access to the residence. There is a lovely outlook on offer from the front yard, with parklands and walking tracks located directly across the road.The home presents beautifully, with a rendered and tiled roof facade, and hardwood timber steps leading to a tiled patio, illuminated by modern down lighting at the entrance to the home.Prepare to be impressed as you step inside via the extra wide timber door, revealing a grand entry hallway that showcases the gleaming large format tiles, soaring 2.7m ceilings with square set cornices, contemporary LED downlights, and the neutral paint palette found throughout.There are four bedrooms on offer, the master suite set at the entrance to the home, offering additional privacy for the adults of the family. There are large awning windows offering a lovely view across the front yard, plush carpets and a large walk-in robe. Completing this ideal haven for relaxation is a luxury ensuite that features a twin floating vanity with a 20mm Caesarstone benchtop, a shower with a built-in recess, and the convenience of a separate WC.A further three bedrooms are set along a hallway at the rear of the home, all including mirrored built-in robes and premium carpet, adding a touch of luxury to the everyday. Servicing these rooms is the main family bathroom located along the hall which includes a floating vanity with a 20mm Caesarstone benchtop, a shower with a built-in recess, a separate WC and an inviting freestanding bathtub.A well thought out floor plan provides spacious living areas for the family to enjoy, including a dedicated formal living room set to one side of the residence.At the heart of the home, you will find the impressive open plan living, dining and kitchen area, with a gas bayonet complimenting the ducted air conditioning found throughout the home, ensuring you'll relax in comfort during all seasons.The gourmet kitchen is packed with luxurious features including a 20mm Caesarstone waterfall benchtop, a large format tile splashback, soft close drawers and a walk-in pantry. There is a large island bench set at the centre of the space, with a recessed dual sink and a breakfast bar, with stylish pendant lighting overhead.Quality appliances are in place including a Bosch dishwasher, an Ilve oven, and a six-burner gas cooktop, ready to create your gourmet meals straight away!Glass stacker sliding doors provide a stylish connection between the indoor/outdoor living spaces, opening out to a lovely tiled alfresco area that comes complete with a ceiling fan, LED downlights, outdoor power access and a gas bayonet, perfect for family BBQs and entertaining guests.The landscaped backyard includes a timber bench running down the side of the yard, a retaining wall with lush established gardens, dual side access, a garden shed + a 4500L water storage tank to keep the grounds thriving.Packed with added extras, this home comes with a 4kW solar system made from Solar Edge and Canadian solar components with a 7kWh Tesla Powerwall battery, a Bosch security system, ActronAir 3 zoned ducted air conditioning and instant gas hot water.A home offering this standard of luxurious family living, with high end inclusions throughout stands out from the rest, and is sure to draw a large volume of interest from discerning buyers. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents today.Why you'll love where you live;- Located just 10 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.- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College.- Surrounded by quality homes in a family-friendly community with plenty of parks and walking

tracks within easy reach.- An easy 15 minute drive to Maitland CBD and the revitalised riverside Levee precinct.- 10 minutes from the charming village of Morpeth, offering boutique shopping and cafes.- 40 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 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.