

12 Gloaming Avenue, East Maitland, NSW 2323

House For Sale

Friday, 3 November 2023

12 Gloaming Avenue, East Maitland, NSW 2323

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 920 m2

Type: House



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\$1,490,000 - \$1,590,000

Property Highlights:- Luxurious family residence spanning three levels.- Spaciously designed with formal living, rumpus room, open plan living/dining all with gas bayonets and natural gas connection.- Indoor/outdoor tiled alfresco with large glass bifold doors, built-in cabinets, LED downlights, and a Smeg 4 burner cooktop. - Pristine kitchen with quality appliances, 20mm stone benchtops, mixer tap, ample storage, glass splashback, plus a breakfast bar.- Five zone ducted a/c, two Daikin split system air conditioners, and ceiling fans throughout.- New LED downlights, timber plantation shutters, quality tiling and carpet throughout.- 9.9kW solar system + HIK security system with touchpad interfaces installed in foyer as well as upstairs bedrooms.- Huge garage with a workshop, storage, a/c, plus a versatile extra room.- Sparkling inground pool with a tiled water feature and shaded sun lounging area, framed by a glass pool fence and landscaped garden.- Dual side access to the yard.- 2000 build.

Outgoings: Rental Return : \$900 approx. per week

Offering a luxurious standard of living, often sought, yet seldom seen, we proudly present 12 Gloaming Avenue, East Maitland, offering a level of grandeur rarely available in the market. This impressive home, spanning three levels, boasts views from the front of the property that simply need to be seen to be truly appreciated. Sitting in an elevated position on a lovely street in a highly sought pocket of East Maitland, this home is positioned within a short drive to Green Hills Shopping Centre, the new Maitland Hospital, and is within easy reach of Newcastle and the Hunter Valley Vineyards, connecting you to all your everyday needs and the best of the region in no time at all! Arriving at the home, you'll take in the beautifully landscaped gardens and sweeping front lawn, perfectly framing this impressive home, built of a rendered brick and tiled roof construction. A grand set of stairs provide a stately entrance to the home, with a spacious patio, providing the perfect setting to stop and take in the incredible valley views on offer from the front of the property. Stepping inside you'll arrive in the spacious entry hall, revealing the feature tiling, neutral paint palette, newly installed LED downlighting, timber plantation shutters, and the ducted air conditioning found throughout the home. The formal lounge room is located to one side of the home, with premium carpet, a custom built-in recess with LED downlights, and large glass doors opening out to the balcony, making the most of the spectacular views on offer. Designed as the heart of the home is the light filled, open planned living, dining and kitchen space, delivering the perfect setting to connect over mealtimes and enjoy your downtime. The pristine kitchen is sure to impress, with a Smeg oven, a Euromaid induction glass cooktop and a Westinghouse dishwasher. This incredible kitchen also includes 20mm stone benchtops, a recessed dual sink with a mixer tap, a sleek glass splashback, ample storage, and a breakfast bar with striking pendant lighting overhead. There is a dedicated laundry room located on this floor, with an additional 3rd bathroom, providing convenience for all. With 5 bedrooms on offer, there is a space for everyone to call their own. The master suite includes a large walk-in robe and both a ceiling fan and split system air conditioning, ensuring you'll relax in comfort during all seasons. There is a luxury ensuite on offer with a twin vanity, an extra large shower and a corner spa bath. Completing this ideal parent's retreat is the direct access to the balcony at the front of the home, providing views to be enjoyed from the comfort of your room. The remaining four bedrooms are found on the upper level of the home, all including ceiling fans, with three enjoying the convenience of built-in robes. There is a spacious living room on offer on this floor, delivering the ideal space for the kids to spread out and play. Servicing this level is the main family bathroom which includes a huge corner bathtub, a separate shower, a twin vanity and a separate WC. Back on the first floor, you'll note the dual sets of glass bi-fold doors that lead to the spacious indoor/outdoor alfresco area that comes complete with built-in cabinets, a gas outlet, a Smeg 4 burner cooktop and LED downlighting. One glance at this incredible space will have you dreaming of summer days enjoying time with loved ones. Down a small set of stairs, you'll take in the sparkling inground saltwater pool, complete with a tiled water feature, shade sails, glass fencing and plenty of space for sun lounging, providing an idyllic backyard oasis to call your own. Completing this perfect outdoor setting are the immaculately landscaped hedges and gardens surrounding the property, with a tiered grassed area for the kids and pets to play. The grand design is not limited to the inside of the home, those seeking storage for their cars and gadgets will be thrilled to discover there is an attached garage with ample space for a workshop/storage and an extra walled-off room that could be used as a home office or additional rumpus, should you choose. An added extra is the Daikin split system a/c in place in this area of the home. Homes presenting this level of luxury and space, within quality locations such as these, are rarely presented to the market. Don't let your dream become someone else's reality, contact the team at Clarke & Co Estate Agents today to secure your inspection. Why you'll love where you live;- Located just 5 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. - Surrounded by

quality homes in a family-friendly community with plenty of parks and recreation facilities within easy reach.- Within 10 minutes of the newly opened Maitland Hospital. - An easy 12 minute drive to Maitland CBD or 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.