

12 Hinchinbrook Close, Ashtonfield, NSW 2323

House For Sale

Thursday, 11 January 2024

12 Hinchinbrook Close, Ashtonfield, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 748 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Beautifully renovated 2015 Coral Homes Bahama 37 residence spanning two spacious levels, set in a prime location.- Gourmet kitchen with a large island/breakfast bar, 40mm Caesarstone benchtops, an undermount sink, 2 Blanco ovens, gas cooking, a Bosch dishwasher and a huge butler's pantry with a matching benchtop, sink and additional Omega dishwasher.- Huge light filled open plan living and dining area, as well as an additional media room, a dedicated home office, and a lounge room upstairs.- Four stunning bedrooms with a fifth bedroom easily attainable if required.- Luxurious ensuite and family bathroom upstairs, featuring floating vanities, 40mm Caesarstone benches and contemporary fixtures, with an additional powder room and dedicated laundry downstairs.- Floating floorboards, roller blinds and curtains, new downlighting and freshly painted throughout.- 1.5kW solar system, solar hot water and a 3000L water tank.- Daikin 5 zoned ducted air conditioning and ceiling fans throughout.- Two separate covered alfresco areas with hardwood timber decks, ceiling fans and downlights, one with an outdoor kitchen including a Ziegler & Brown BBQ, sink with mixer tap and bar fridge.- Sparkling mineral inground saltwater pool with sandstone pavers, a waterfall feature and a cabana.- Attached oversized double garage with internal access, plus dual side access to the yard.

Outgoings: Council Rates: \$2,548.00 approx. per annum Water Rates: \$825.42 approx. per annum Rental Returns: \$800 approx. per week

Discover the epitome of refined living in Ashtonfield with this stunning two-story property. Built in 2015 by Coral Homes, this brick and Colorbond beauty features 4 bedrooms and generous living spaces. Meticulously renovated and ready to be enjoyed, step into a home where comfort and style seamlessly intertwine. Ashtonfield is a family-friendly suburb set in a location that is second to none. Enjoy the convenience of living just 5 minutes from Green Hills Shopping Centre, whilst renowned schools, including Hunter Valley Grammar School, are nearby, offering a well-balanced and accessible lifestyle to be enjoyed.

The front of this home exudes street appeal. A painted brick facade, landscaped front yard, and a sealed driveway leading to an attached oversized double garage with internal access, create a welcoming atmosphere. A gravel pad is thoughtfully included for additional parking needs, while a wide gate ensures easy access to the side of the property. The front patio, with timber posts and a stylish sage green feature door with a security screen, adds a touch of sophistication. As you step through the front door, you are struck by an air of contemporary elegance. This gorgeous home features floating floorboards, freshly painted interiors, Daikin ducted 5 zone air conditioning and new downlights throughout. The soaring ceilings in the entryway create a spacious and inviting welcome, highlighted by a striking timber staircase leading to the top floor.

Upstairs unveils a haven of comfort and style, with plush carpeting and treetop views through large windows. The expansive master suite boasts not only scenic views but also a lavish ensuite with a twin-sink floating vanity with a 40mm Caesarstone benchtop, a built-in bathtub with a unique wall cut out to the bedroom, a generously sized separate shower with a built-in recess and rain shower head, and a separate WC. An adjoining bedroom, perfect as a nursery, is located adjacent. Two more bedrooms with built-in robes and ceiling fans are found on this level, along with a large family bathroom which is a luxurious retreat in itself, featuring a built-in bathtub, a spacious separate shower, and a floating vanity with a 40mm Caesarstone benchtop. A separate powder room offers additional convenience for all. Completing the top floor, you will find a spacious lounge room, with lovely views, which adds to the versatility of the home.

Moving downstairs, the front of the home offers a dedicated home office, with a large window and a ceiling fan, this space is designed for both productivity and comfort. Located along the hall is a media room, featuring plush carpet, a ceiling fan, and a large window, offering a versatile space that can easily transform into an additional bedroom if desired. Conveniently included on the lower level, a powder room mirrors the style of the upstairs bathrooms, while a dedicated laundry room with direct outside access adds practicality to the home's layout.

The home opens to a stunning open plan living, kitchen, and dining area flooded with natural light from glass stacker doors and floor-to-ceiling windows. Safety features like a Quell carbon monoxide sensor and alarm, along with a gas bayonet, ensure convenience and security. Two ceiling fans overhead add to the comfort of this inviting space.

The gourmet kitchen exudes luxury, featuring a large island with a 40mm Caesarstone benchtop, a breakfast bar, and an under mount sink with a mixer tap. Equipped for the fussiest of home cooks, it includes 2 built-in Blanco ovens, a 4-burner gas cooktop and a Bosch dishwasher for ultimate convenience. This impressive kitchen also boasts a spacious butler's pantry with 40mm stone benchtops, a stainless steel sink, an additional Omega dishwasher, and ample storage, creating a chef's haven that will be the envy of all of your family and friends.

Heading outside, this stunning property truly comes to life, with two separate covered alfresco areas, each adorned with hardwood timber decking, ceiling fans, and downlights for the perfect entertaining zone. One of these decks boasts an outdoor kitchen featuring a Ziegler & Brown BBQ, a sink with a mixer tap,

and a convenient bar fridge. Connecting these decks is a landscaped garden path leading to steps down to the sparkling inground mineral saltwater pool, surrounded by chic sandstone pavers and crowned with a waterfall feature. A cabana provides a retreat by the pool, and the spacious grassed yard on either side of the home offers ample room for play. Additional features include a garden shed, dual side access for convenience, and plenty of space for vegetable gardens or beautifully landscaped greenery. The property is further enhanced by a 3000L water tank, a 1.5kW solar system and solar hot water, embracing sustainability and efficiency. A stunning family home such as this, in the highly sought-after suburb of Ashtonfield, is bound to attract a lot of attention. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections.

Why you'll love where you live; - Located just 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. - Quality schooling close by including Hunter Valley Grammar School within a 5 minute drive. - A mere 15 minutes to the Maitland CBD. - A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes. - 35 minutes to the city lights and sights of Newcastle or the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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