

# 123 Chisholm Road, Ashtonfield, NSW 2323

## House For Sale

Friday, 29 March 2024

123 Chisholm Road, Ashtonfield, NSW 2323

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 1041 m2

Type: House



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## OFFERS CONSIDERED

Property Highlights:- Beautifully presented 2003 Beechwood Homes build, with open plan living/dining, a formal lounge and dining room.- Stylishly updated kitchen with 40mm Caesarstone benchtops, a stacker stone splashback, ample storage, plumbing for the fridge, gas cooking, quality appliances + a breakfast bar with pendant lighting overhead.- Five bedrooms, all with built-in robes, the master with a spacious walk-in robe.- Immaculately presented bathroom and ensuite including floor to ceiling tiles and vanities with 20mm Caesarstone benchtops + a 3rd WC in the dedicated laundry.- Updated floating floorboards and premium carpet, plus plantation shutters throughout.- New Daikin 2 zone ducted air conditioning, ceiling fans, a freestanding combustion fireplace, a 6kW solar system with 18 panels, plus gas hot water.- Covered alfresco area with custom timber features + outdoor power access.- Large grassed backyard with dual gated side access, landscaped gardens + a 3000L water storage tank.- Sparkling inground saltwater pool with a pool shed.- Attached double garage with internal access, plus a double carport for parking your big kid's toys.

Outgoings: Council Rate: \$2,672 approx per annum  
Water Rate: \$811.98 approx per annum  
Rental Return: \$800 approx per week

Perfect for those searching for their dream family home, this impressive five bedroom residence offers a spacious floor plan and a dream backyard, simply waiting for a new family to move in and enjoy. Ideally located within moments from Green Hills Shopping Centre, and with quality schooling including Hunter Valley Grammar School nearby, this ideal location connects you to all your everyday needs in no time!

Built in 2003 by Beechwood Homes, with an appealing brick and tiled roof construction, this impressive residence includes a lovely landscaped front yard and a lush green lawn, offering a pleasing impression from the point of arrival. There is an attached double garage with internal access on offer and a large double carport, providing plenty of off-street parking for your cars, boat or van. Presented to the highest of standards, this home offers a generous floor plan and quality inclusions throughout including updated floating floorboards and carpet, stylish plantation shutters, and a brand new Daikin 2 zone ducted air conditioning system for your year round comfort. There are five bedrooms on offer, providing a space for everyone to call their own. Set at the entrance to the home is the master suite which comes complete with plush carpet flooring, a ceiling fan, a bracket for the TV, a striking navy feature wall, and a large walk-in robe. Completing this ideal parents retreat is the beautifully renovated ensuite that features floor to ceiling tiles, a rain shower head and a vanity with a 20mm Caesarstone countertop. A further four bedrooms are located throughout the home, all featuring built-in robes, ceiling fans, and newly laid carpet, offering a luxurious feel underfoot. Servicing these rooms is the immaculately presented family bathroom which includes a twin vanity with a 20mm Caesarstone countertop, floor to ceiling tiles, and a separate WC, shower and bathtub. Designed with spacious living in mind, this home offers multiple living areas, providing plenty of room for the family to relax and unwind. At the point of entry, you'll note the inviting living room, complete with a ceiling fan and a freestanding combustion fireplace, presenting a lovely space to gather with loved ones. A dedicated dining room is located across the hall, with pendant lighting adding a stylish touch. Step through the chic barn-style door into the impressive open plan living, dining and kitchen area, complete with two ceiling fans, offering the luxury of choice when it comes to enjoying your downtime. Overlooking the living area is the stylishly updated kitchen that includes gleaming 40mm Caesarstone benchtops, ample storage in the surrounding cabinetry, an impressive stacker stone splashback, and a breakfast bar with pendant lighting overhead. The home chef will be delighted to find quality Westinghouse appliances already in place including a gas oven, a stainless steel range hood, and a dishwasher, along with a five burner Ole cooktop. Located close by is the dedicated laundry which includes ample storage, a 40mm laminate benchtop and an extra WC, providing additional convenience for all. There are two sets of glass sliding doors offering a seamless connection to the backyard. Here you will find a spacious alfresco area, offering a custom-built timber surround and benches, outdoor power access, a large fan, and a TV bracket, delivering the perfect setting for all your outdoor cooking, dining and entertaining needs. The generously sized yard provides two grassed areas for the kids and pets to enjoy, landscaped gardens, a garden shed, dual gated side access, and a 3000L water storage tank to keep the grounds thriving. Taking centre stage in the yard is the sparkling inground saltwater fibreglass pool, with a glass filtration system, and a pool shed, sit back and relax in your very own outdoor oasis. Packed with added extras, this incredible home also includes gas hot water, plus a 6kW solar system with 18 panels for your sustainable living. Quality homes of this standard, located in the highly sought-after suburb of Ashtonfield are in high demand. 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 2 minute drive.- A mere 10 minutes to 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.- 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.