

# 13 Dragonfly Drive, Chisholm, NSW 2322

## Sold House

Friday, 3 November 2023

13 Dragonfly Drive, Chisholm, NSW 2322

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 578 m2

Type: House



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**\$880,000**

Property Highlights:- Meticulously maintained, 2012 built family home set on a generous 578 sqm landscaped block.- Cleverly designed with an open plan living and dining with soaring raked ceilings + a dedicated media room.- Three generous bedrooms, the master suite with a walk-in robe and a well-appointed ensuite.- Modern kitchen with 20mm Caesarstone waterfall benchtops, a 900mm Westinghouse oven with a 5 burner gas cooktop and a canopy range hood, an island bench with pendant lighting, a dual stainless steel sink and a dishwasher.- A fresh, neutral paint palette, tile and carpet flooring, vertical blinds and plantation shutters throughout.- Daikin 3 zoned ducted air conditioning, ceiling fans, gas hot water, and external remote controlled roller shutters on the bedroom windows.- Large covered alfresco area with a gas bayonet and outdoor power points, overlooking the grassy, landscaped backyard.- Attached double garage with internal access, a separate garden shed and dual side access.

Outgoings: Council rates: \$2,542.65 approx. per annum  
Water rates: \$825.42 approx. per annum  
Rental Return: \$620 approx. per week

This fabulous property provides the perfect opportunity to secure a family friendly home in the highly sought Waterford Estate, Chisholm. Set on a neat 578 sqm block, this charming 2012 brick and Colorbond home boasts a spacious design and a clever layout, sure to impress those seeking their new family home. With quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary School, recreational facilities and shopping options nearby for all your everyday needs, acres of parklands, Green Hills Shopping Centre and new Maitland Hospital only a short drive, you'll enjoy easy access to all the modern conveniences. Additionally, Newcastle CBD and the Hunter Valley Vineyards are only 35 minutes away, ensuring that this home is positioned to provide easy access to the best events, experiences and sites on offer in the Hunter region. This gorgeous home offers plenty of street appeal, with beautifully manicured lawns and gardens, and a stencilled concrete driveway that leads to an attached double garage with internal access. A welcoming front patio adds charm and character. Stepping inside, an attention-grabbing orange statement front door with a security screen beckons you in. The home features a neutral paint palette throughout, complemented by a combination of tiles and carpet that extends throughout the interior. Vertical blinds and plantation shutters grace the windows, offering both style and light control throughout the entire house. The master bedroom, situated at the front of the house for added privacy, benefits from abundant natural light streaming through large twin windows. It offers a ceiling fan for comfort, a walk-in robe, and a stylish ensuite with a floating ceramic top vanity, gas hot water which features throughout the home, a roomy shower with a built-in recess, and a WC, blending comfort and convenience seamlessly. The media room, accessible through a practical sliding door, presents a sleek and inviting space. Adorned with a dark grey painted wall, it serves as an ideal backdrop for family movie nights. A recessed wall is in place for your entertainment system, and a built-in closet for additional storage. Accessible through their own hallway, two spacious family bedrooms feature built-in robes and ceiling fans. All of the bedrooms, including the master, and the kitchen, are equipped with external, remote-controlled roller shutters on the windows, providing added convenience and security. The contemporary family bathroom is also found in this part of the home, offering a floating ceramic top vanity, a built-in bathtub, and a separate shower with a built-in recess. Conveniently located in this hallway is the laundry, which also has external access for added ease. The home seamlessly transitions into the open-plan kitchen, living, and dining area, which serves as the heart of the home. This inviting space features soaring raked ceilings and square-set cornices, creating an open and airy atmosphere. It offers a ceiling fan, 2 gas bayonets, and the convenience of Daikin ducted 3-zone air conditioning that extends throughout the house. Dual sliding glass doors with sliding plantation shutters lead to the alfresco entertaining area, allowing for easy indoor-outdoor living. The kitchen itself is a modern masterpiece, featuring 20mm Caesarstone waterfall benchtops, a spacious island bench with additional storage and two stylish pendant lights above, a dual stainless steel sink, and ample cabinetry. A window splashback offers a pleasant view of the rear yard. The kitchen is equipped with a 900mm Westinghouse oven, a 5-burner gas cooktop, a canopy range hood, and a Beko dishwasher, making meal preparation and clean-up a breeze. The outdoor space is a true haven for relaxation and enjoyment. Accessible from the living room, the alfresco entertaining area features a gas bayonet and outdoor power points, making it perfect for outdoor gatherings and family barbecues. The well-manicured lawn and immaculate landscaping create a picturesque setting, with the lush lawn wrapping around the entire rear of the home. A separate garden shed provides convenient storage space, while dual side access to the rear yard offers practicality. An additional door from the backyard leads into the attached double garage. This fabulous family home in the ever popular suburb of Chisholm is sure to attract a great deal of interest. 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 less than 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.- A moment's drive to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary.- Only 15 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providores, and coffee that draws a crowd.- 35 minutes to the city lights, sights & beautiful beaches 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.