

13 Grevillea Street, Cliftleigh, NSW 2321

House For Sale

Thursday, 15 February 2024

13 Grevillea Street, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 476 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spaciously designed family home with open plan living/dining + a dedicated home theatre.- Pristine kitchen featuring 20mm Caesarstone benchtops, an island bench with a breakfast bar, a herringbone tiled splashback, a walk-in pantry, gas cooking, plus quality appliances.- Four bedrooms, the master suite with a large walk-in robe and luxury ensuite.- Stylish floating floorboards, premium carpet, plus a fresh paint palette throughout.- Daikin 2 zone ducted air conditioning + instant gas hot water.- An entertainer's alfresco with ceiling fans, downlights, outdoor power access + a gas bayonet.- Fully fenced grassed backyard with a 4000L water storage tank.- A freshly sealed driveway leading to an attached double garage with internal access.

Outgoing: Council rates: \$1,984 approx. per annum
Water Rates: \$825.42 approx. per annum
Rental Return: \$650-\$700 approx. per week

Offering a spacious light filled floor plan and four bedrooms for all the family, this impressive residence, set in the conveniently located suburb of Cliftleigh, is sure to impress owner occupiers and investors alike. Cliftleigh is a well positioned suburb that enjoys easy access to Maitland CBD and the Hunter Expressway, connecting you to the Hunter Valley or the shores of Lake Macquarie in no time. Closer to home, you'll find local shops, a range of parks, sporting fields and so much more right on your doorstep! Upon arrival, you'll find a sweeping grassed lawn and a freshly sealed driveway leading to the attached double garage with internal access. Built with a contemporary brick and Colorbond roof facade, this home offers plenty of curb appeal. Moving inside reveals lovely floating floorboards, and a fresh paint palette throughout, with Daikin 2 zone ducted air conditioning in place to keep you comfortable during all seasons. A spacious floor plan delivers four generously sized bedrooms, all of which include premium carpet, adding a touch of luxury to the everyday. The master suite is set at the entrance, with a large walk-in robe hidden behind double doors, and a luxury ensuite that includes a floating vanity with a 20mm Caesarstone benchtop, a large shower with a built-in recess, and a Rheem water temperature controller. An additional three bedrooms are located at the rear of the home, all including built-in robes for additional convenience. The main family bathroom services these rooms, with a separate shower with a built-in recess, a built-in bathtub and a floating vanity with a 20mm Caesarstone benchtop. A dedicated laundry room is located close by, with handy direct access to the yard. Designed for the modern family, you'll be delighted to discover a media room tucked along the hall, with cosy carpet flooring, and a recessed wall complete with data and antenna wall sockets ready for your home theatre system. The spacious open plan living, dining and kitchen areas form the heart of the home, delivering plenty of space for your lounge and dining zones. The pristine kitchen seamlessly blends with the open plan design, and boasts a large island bench with a breakfast bar, showcasing the sleek 20mm Caesarstone benchtops. There is a stylish herringbone tiled splashback and a large walk-in pantry for all your kitchen wares. Quality appliances are on offer including a 900mm Westinghouse oven, a five burner gas cooktop, and a slide-out range hood overhead, plus an Inalto dishwasher for ultimate convenience. A dual set of glass sliding doors offer a lovely connection between the indoor/outdoor living zones, opening out to an impressive entertainers alfresco, complete with two ceiling fans, modern downlighting, outdoor power access and a gas bayonet, providing the ideal setting for your family BBQs and entertaining guests. The fully fenced backyard wraps around the side and rear of the home, with plenty of green grass to enjoy, plus a 4000L water storage tank to keep the lawn looking its best. A contemporary home of this calibre, set in such a popular location is sure to attract a high volume of interest from owner occupiers and investors, looking for their next smart buy. 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:- 5 minutes to Hunter Valley expressway, connecting you to the shores of Lake Macquarie and the world-famous Hunter Valley vineyards in no time! - A short walk to Cliftleigh Meadows Park where you can enjoy the playground and explore the leafy walking track.- 15 minutes to Maitland CBD with cafes, restaurants, Kmart, schools, train stations, pubs and so much more.- 8 minutes to Kurri Kurri CBD and 5 minutes to Kurri Golf Course.- 20 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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