

13 Loch Lomond Avenue, Heddon Greta, NSW 2321

Sold House

Saturday, 24 February 2024

13 Loch Lomond Avenue, Heddon Greta, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

\$730,000

Property Highlights:- Spaciously designed brick and tile home with open plan living/dining plus a formal lounge room.- Gourmet kitchen with 20mm Caesarstone benchtops, ample storage, an island bench with a breakfast bar, gas cooking + quality appliances.- Four bedrooms, the master suite with a walk-in robe and well appointed ensuite.- Modern LED downlighting, lovely tiles and plush carpet throughout.- Split system air conditioning, ceiling fans + instant gas hot water.- Covered alfresco area with a gas bayonet and downlights.- Grassed backyard with established gardens + a 3000L water storage tank.- Attached double garage with internal access + handy side access to the yard.

Outgoings: Council Rates: \$2,008 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$700 approx. per week

Perfectly positioned in the conveniently located suburb of Heddon Greta, this contemporary brick and tile home offers spacious open plan living and four bedrooms for all the family, ticking all the boxes for your new dream home. Set within moments of the Hunter Expressway, you'll enjoy easy access to the Hunter Valley Vineyards and the shores of Lake Macquarie, along with the heritage CBD of Maitland, a short 15 minute drive. Arriving at the home you'll find a grassed yard, established gardens and a driveway that leads to the attached double garage that offers internal access. Stepping inside via the tiled front porch you'll arrive in the entry hall, revealing lovely tiled flooring and the modern LED downlighting found throughout the home. There are four bedrooms on offer, the master suite set at the entrance to the home. Here you will find a ceiling fan, plush carpet, and a walk-in robe, with a well appointed ensuite completing this ideal retreat for the adults of the family. An additional three bedrooms all include plush carpet, ceiling fans and built-in robes for extra convenience. The main family bathroom services these rooms, with a ceramic top vanity, a shower and a built-in bathtub. A well thought out floor plan offers a formal living room with a ceiling fan, and a large open plan living and dining area complete with a ceiling fan and split system air conditioning for ultimate comfort. The gourmet kitchen seamlessly blends with the open plan design, with gleaming 20mm Caesarstone benchtops, a subway tiled splashback, a dual stainless steel sink, and an island bench with a breakfast bar for your casual dining. Quality appliances are on offer including a Westinghouse oven, a four burner gas cooktop, a slide-out range hood and a Dishlex dishwasher, set to make clean-up a breeze. A glass sliding door in the open plan living area opens out to the yard where you will find a covered concrete alfresco area with downlights and a gas bayonet, ready and waiting to host your family BBQs. The low maintenance yard offers plenty of green grass for kids and pets to enjoy, lovely established gardens, handy side access, plus a 3000L water storage tank to keep the grounds thriving. A modern home of this nature, set in such a convenient location is sure to draw a large volume of interest from buyers and investors alike. 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 20 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.- Within 10 minutes of the bustling town of Kurri Kurri for all of your daily needs.- Only 45 minutes from the city lights and beaches of Newcastle.- An easy drive to the Hunter Expressway, connecting you to all the sights and delights of the Hunter Valley or the shores of Lake Macquarie with ease.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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