

14 Nottage Hill Close, Branxton, NSW 2335

House For Sale

Saturday, 4 May 2024

14 Nottage Hill Close, Branxton, NSW 2335

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 9685 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

PROPERTY PREVIEW

Property Highlights:- Spaciously designed family residence set on a massive 9685.4 sqm parcel of land in Branxton.- Open plan kitchen/dining, a formal living and dining room, plus an additional living area with a built-in bar.- Large kitchen with ample storage, 20mm laminate benchtops, an island bench, plus quality appliances.- Four bedrooms, the master with a walk-in robe and well appointed ensuite.- Family bathroom with a corner bathtub and an extra large vanity + a handy 3rd WC.- LG ducted air conditioning plus split system air conditioning.- Covered alfresco area overlooking the sparkling inground pool.- Massive backyard with established trees and gardens, plus two 5000L water storage tanks.- Granny flat complete with a kitchenette and bathroom, with separate access from the backyard.- Attached double garage with internal access plus an extra single car garage in the yard.

Outgoings: Council Rates: \$2,792 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$750 approx. per week

Offering the spacious semi-rural lifestyle you've been searching for, this impressive family home set on a stunning 9685.4 sqm parcel of land is set to tick all the boxes for your dream country estate. Ideally located, Branxton is a suburb that enjoys access to all the gourmet delights and world class events of the Hunter Valley within a 20 minute drive, and with an easy connection to the Hunter Expressway, you'll find yourself at Newcastle and its pristine beaches in no time! Arriving at the estate you'll be greeted by traditional post fencing, established trees, and a long driveway that leads to the attached double garage that offers internal access to the home. At the front of the residence, you'll find a spacious front verandah that provides the perfect spot to look out over the established gardens, sweeping grassed lawn and the dam situated at the front of the property. Stepping inside reveals the home's spacious interior, boasting a mix of carpet, tile and parquet flooring, a neutral paint palette, and LG ducted air conditioning throughout. A well thought out floor plan delivers a variety of living spaces for the family to enjoy. At the entrance to the home is an inviting formal living room and a dedicated dining room, with carpeted floors, traditional light fixtures and large windows looking out to the yard. Located close by is an additional living room, complete with a built-in bar with a sink, split system air conditioning, a handy WC, and a combustion fireplace, perfect for the cooler seasons ahead. The open plan kitchen and dining area are adjacent, offering the ideal setting to cook and dine with loved ones. There is ample storage in the kitchen cabinetry, 20mm laminate benchtops, an island bench with a dual sink, a Westinghouse oven and a 4 burner stove, along with a Fisher & Paykel dishwasher for ultimate convenience. There are four bedrooms set along a hallway to one side of the home, all featuring carpeted floors, built-in robes to three, with the master suite boasting a spacious walk-in robe and an ensuite that features a 60mm laminate benchtop and charming antique finishes throughout. The main family bathroom services the remaining rooms, offering a large corner bathtub, vintage tiles, and a vanity with a 60mm laminate black benchtop. A fantastic extra within this home is the separate granny flat accommodation, ideal for multigenerational living, or perhaps guest accommodation should you choose. With direct access from the backyard, this versatile space includes a light filled bedroom, a handy kitchenette, and a bathroom with a large corner shower. Moving outside you'll be delighted to find a spacious alfresco area, delivering the perfect setting for all your outdoor cooking, dining and entertaining needs. Taking centre stage in the yard is the sparkling inground salt chlorinated pool framed by lovely gardens, and a covered area, perfect for relaxing and entertaining in the warmer seasons. The massive backyard includes established gardens and trees, with plenty of green grass for kids and pets to enjoy. You will find two 5000L water storage tanks with pumps in the yard, along with an additional single car garage for all your storage needs. A property offering this standard of spacious family living, inside and out, set in such a highly coveted location is certain to draw a large volume 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;- A short 20 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, within easy reach of home!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could ask for.- Moments to the Hunter expressway, connecting you to Newcastle and Lake Macquarie with ease.

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

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