

**14 Sloane Street, Paterson, NSW 2421**



**Sold House**

Monday, 14 August 2023

14 Sloane Street, Paterson, NSW 2421

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 790 m2**

**Type: House**



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**\$910,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Vendor Loves "When we first saw the home we fell in love with the character, land size and gorgeous street appeal. We adore the location and the village lifestyle this home affords us, as well as the ability to unwind and enjoy the country drive home after a long day at work". The Location 14 Sloane Street, is nestled in the charming suburb of Paterson and offers the very best in country living. With the Paterson River flowing at the end of the street, and easy access to the historic Paterson Village, this beautifully renovated heritage-style home offers a sense of seclusion, and peaceful living, alongside ample local conveniences. With the revitalised Maitland City Centre 20 minutes away and multiple local transportation options close by, this idyllic location provides a sense of community, charm and convenience. Total - 4 minutes (5.1kms) Stockland Greenhill - 18 mins (22.4kms) Maitland (CBD) - 21 mins (18.1 kms) Newcastle (CBD) - 55 mins (51.2km) The Style This charismatic home has been finished to perfection, savouring and highlighting the home's original heritage character and charm. From the weatherboard and zincalume exterior to the established garden beds and manicured grounds, this 1940s cottage offers an abundance of restored traditional features, modern upgrades and high-quality finishes throughout. Polished hardwood timber flooring, decorative leadlight windows, soaring ceilings and original French timber doors add to the appeal of this high-quality renovation. The Life Step up to the picket fence of this character-filled home and take in the gorgeous street presence, inviting front porch complete with timber deck and a myriad of traditional and restored features reflective of its 1940s charm. Meticulously renovated and restored both inside and out, this 4-bedroom cottage marries the perfect blend of modern-day must-haves with old-world personality. At the centre of this hearty home is a brand-new modern kitchen complete with dual recessed ceramic country-style sink, open timber shelving and ample functional space for preparing meals, and tending to the needs of a busy home. A standout feature of this stylish and functional space is the original exposed brick fireplace with a tiled hearth and timber mantel, while a marble splashback and classic glass pendant lighting add to the gorgeous aesthetic. Additional features of the kitchen include Miele stainless steel dishwasher, oak timber benchtops, a 4-burner gas cooktop and a perfectly positioned window overlooking the rear garden. Following on from the kitchen, you will find the personality-filled sunroom/dining area, with feature wallpaper, original French doors and large double-hung windows perfect for soaking in the afternoon sun. While the open-plan living space with split system air conditioning and leadlight windows creates a hub of comfort and character. Four light-filled bedrooms each with ceiling fans, roller blinds, and a mix of stunning polished hardwood timber floors and pure wool carpet (to bedrooms 3 & 4), as well as a tastefully renovated bathroom ensure there is plenty of space for the whole family. The attention to detail and meticulous nature of this renovation is not just exclusive to the inside of the home. Outside, a brick paved outdoor entertaining area with a built-in slatted timber bench seat, and firepit create the ultimate outdoor living space, all set on a generous 790.4sqm allotment with a single garage, plus a large storage shed/workshop. Beautifully designed and maintained gardens and grounds, and an enormous yard surrounded by Colorbond fencing for the children to run free add the finishing touches to this stunning home. SMS 14 Sloane to 0428 166 755 for a link to the online property brochure.