

14 Tramore Esplanade, Chisholm, NSW 2322

Sold House

Friday, 1 September 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 501 m2

Type: House



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Property Highlights:- Stunning 2022 Allam Homes build with open plan living / dining, formal lounge + an additional living room upstairs.- Gourmet kitchen with quality Westinghouse 900mm oven, five burner gas cooktop, 20mm Caesarstone benchtops, ample storage, a walk-in pantry, glass splashback + an island bench with a breakfast bar and stylish light fixture overhead.- 5 bedrooms all with built-in robes and premium carpet, the master with two walk-in robes and a luxury ensuite, plus a private balcony with beautiful views.- Soaring 3 metre ceilings at entry, large format tiles, LED downlighting + an appealing neutral paint palette throughout.- Actron Air 2 zoned ducted a/c, Hills security system, instantaneous gas hot water + 6.6kW solar panels with a 10kW battery.- Lovely alfresco overlooking the fully fenced yard, with a 3000L slimline water tank.- Attached double garage with internal access + side access to the yard.

Outgoings: Council Rates: \$2,584.40 approx. per annum
Water Rates: \$767.52 approx. per annum
Rental Returns: \$750.00 approx. per week

Ideally set in the blue ribbon suburb of Chisholm, surrounded by quality homes within Sophia Waters Estate, this stunning 2022 Allam Homes residence provides your chance to secure a near new magnificent family home, in a highly sought-after location. Set on a lovely street and enjoying views of the billabong and parklands adjacent, this home offers a serene environment, whilst only a moment's drive from the popular Green Hills shopping centre and the new Maitland hospital. With quality schools, including St Bede's Catholic College and St Aloysius Catholic Primary School nearby, plenty of parklands and the newly approved Chisholm shopping complex not too far away, you'll enjoy all your everyday needs within easy reach!

On arrival, the appealing brick/render and tiled roof façade with a verandah on the 2nd level of the home, provides substantial curb appeal. Stepping inside, it is clear to see that this remarkable home has been designed to impress, with soaring 3m ceilings in the entrance hall setting an impressive tone from the point of entry. There are gleaming large format tiles in place, along with contemporary LED downlighting, and a fresh neutral paint palette, adding to the pleasing first impression. The entire first floor has been dedicated to luxurious family living, with a light filled formal lounge room set at the entrance, with premium carpet, providing an additional sense of comfort within this inviting living area. The centrepiece of the home is the impressive open plan kitchen, living and dining room, designed as the heart of this exceptional residence. Framed by walls of windows and stacker sliding doors, there is an abundance of natural light adding to the appeal of this beautiful living space. The immaculate kitchen features Westinghouse stainless steel appliances including a 900mm oven, a five burner gas cooker, and a dishwasher, sure to please the resident chef. There is ample storage on hand in the surrounding cabinetry and walk-in pantry, a sleek glass splashback, and plenty of room on the 20mm Caesarstone benchtops, making food preparation a stylish occasion. A large island bench with a striking pendant light feature takes centre stage. Moving up the carpeted stairwell, you'll arrive at the second floor of the home where the sleeping quarters are located. The king sized master suite is a true parent's retreat, with two walk-in robes, a luxury ensuite that features a twin floating vanity with a 20mm Caesarstone countertop, and a huge double shower with a built-in recess. Completing this ideal retreat is a private balcony accessed via sliding doors, with sweeping views of the lagoon and parklands across from the home. A further three bedrooms are located on this floor, all enjoying the convenience of built-in robes and enjoying the luxurious feel of premium carpet underfoot. The main family bathroom is located on this level, with handy dual access, a large floating vanity with a 20mm Caesarstone countertop, a separate shower with a built-in recess, and an inviting freestanding bath. Relaxation is assured on this floor, with a dedicated living / rumpus room in place, providing the perfect space for the kids to stretch out and play, or an additional lounge room for all to enjoy. A fifth bedroom is located on the ground floor, ideally suited as a home office, should your needs require, with a handy 3rd bathroom located closeby, providing additional convenience for all. Glass stacker doors in the open plan living area provide a stylish connection between the indoor living to the spacious tiled alfresco. There is a ceiling fan in place, along with LED downlighting, power access, and a gas bayonet, delivering the perfect setting for all your outdoor cooking, dining and entertaining needs. The fully fenced backyard offers plenty of green grass for the kids and pets to play, with side access an added extra. Storage of your cars and toys will present no issue in this home, with an attached double garage with internal access, providing all the space you could ask for. Given its premium design and luxurious features, this magnificent home is sure to attract a high volume of interest from discerning buyers. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live:- Set right across the road from a picturesque lagoon and parklands, providing lovely views of your own to enjoy!- Located just 15 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options just moments away.- A short drive to quality schooling options including,

St Aloysius Primary and St Bede's College and the newly opened Maitland Hospital.- An easy 20 minute drive to Maitland CBD and the revitalised riverside Levee precinct offering cafes, retail and seasonal events to enjoy.- 10 minutes to the charming village of Morpeth, offering boutique shopping, galleries and coffee that draws a crowd.- 40 minutes to the city lights and sights of Newcastle.- 35 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.