

**16 Moran Parkway, North Rothbury, NSW 2335**



**Sold House**

Friday, 8 September 2023

16 Moran Parkway, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1656 m2

Type: House

**\$1,650,000**

Those looking for a substantial executive residence on a large block in the popular Huntlee Estate need look no further. Built in a quiet street with bush aspect at the rear and spectacular mountain views from the second storey balcony, this substantial McDonald Jones home sits proud on a 1656 m<sup>2</sup> block with a 27m frontage. Built in 2020, this home is perfect for new buyers looking to move in before Christmas and do nothing but relax with family and friends. Based on the Saxonvale 40 floor plan, upgrades abound including the oversize bedrooms, enlarged triple garage, and tiled alfresco area spanning the full width of the home. Additional features such as the heated inground pool, extensive pebble-crete driveways/paths and enormous 3 bay shed with high access centre door mean all the boxes are ticked. McDonald Jones homes are always finished well, and this home is no different, double entry doors and wide hallways couple with high ceilings to create a sense of space that continues through the open plan living and kitchen featuring a 1200mm wide stone topped island. Neutral colours will appeal to all tastes, and larger families will appreciate the multiple living and study areas plus the 3rd powder room which is handy for the morning school/work rush. Additional features of this home include:

- Triple garage with Increased depth in the 3rd bay for longer vehicles.
- High ceilings, LED downlights and ceiling fans.
- Upgraded wool carpets in the upstairs bedrooms and living areas.
- Oversized bedrooms with built-ins, master suite with twin walk-in robes
- Study / 5th bedroom downstairs plus study desk off the upstairs living room
- Three large living areas
- Entertainers kitchen with 900mm oven, gas hob, butlers pantry and large walk-in pantry
- Stone counters in bathrooms, laundry, butler's pantry, and kitchen.
- Walk-in linen room downstairs plus two additional linen cupboards.
- Triple stacker doors off the dining and living room leading to the full width tiled alfresco.
- 22 KW multiple zone ducted air conditioning, 3 phase power and 13 KW solar system.
- 8m x 4.4m heated saltwater inground pool with pebble-crete lounge area.
- 9m x 9m fully insulated triple bay shed with additional concrete slab for boat/caravan storage.
- Rainwater tank plus the Huntlee provided recycled mains pressure water.
- Full width pebble-crete driveway with double gates on either side of the home.
- Sandstone block retaining wall and fire pit area.

Those looking to relocate will find Huntlee Estate adds a host of conveniences making this an ideal package. Local shopping, groceries, fast food, medical/dental and the Huntlee Tavern are all a short drive away. Whilst the on-ramp to the Hunter Expressway is just 5 minutes' drive providing convenient accessed to Sydney and Newcastle. The local Vineyards, restaurants and cafes are all icing on the cake. Inspections by private appointment