

# 17 Concord Circuit, Cliftleigh, NSW 2321

## Sold House

Wednesday, 28 February 2024

17 Concord Circuit, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 631 m2

Type: House



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**\$785,000**

Property Highlights:- Impressive 2019 built home set in an ideal location.- Spacious design with a formal living room + an open plan living/dining area.- Pristine kitchen with 20mm Caesarstone benchtops, ample storage, an island with a breakfast bar, an integrated microwave, gas cooking + quality Omega appliances.- Four bedrooms, two with built-in robes, a walk-in robe and an ensuite in the master bedroom.- Tiled and carpet flooring, a neutral paint palette, split system air conditioning, ceiling fans + instant gas hot water.- Covered alfresco area overlooking the beautifully landscaped yard.- Newly planted fruit trees + a 3000L water storage tank.- Attached double garage with internal access. Ideally located in the family friendly suburb of Cliftleigh, this contemporary home built in 2019 offers a spacious floor plan, and premium inclusions throughout, all set on a beautifully landscaped parcel of land, offering all you could ask for within your dream new home. Cliftleigh is a perfectly positioned suburb that enjoys easy access to the Hunter Valley Expressway, connecting you to the shores of Lake Macquarie and the world famous vineyards of the Hunter Valley with ease. In addition, you'll find local shopping options, a range of parks, sporting fields close to home, and Maitland's CBD just 15 minutes away. Arriving at the home you'll find a grassed lawn, landscaped gardens with provisions for an in ground watering system, and a driveway that leads to the attached double garage that offers internal access to the home. There are four bedrooms on offer, the master suite set at the front of the home, featuring a ceiling fan, plush carpets and a split system air conditioner for your year round comfort. There is a walk-in robe in place, along with an ensuite that includes a modern vanity and a shower with a feature mosaic tile. A further three bedrooms are located at the rear of the home, two with built-in robes, and all with ceiling fans and plush carpet adding a touch of luxury to the everyday. Servicing these rooms is the main family bathroom which includes the same stylish features as the ensuite, with a built-in bathtub and a separate WC for extra convenience. A spacious floor plan includes a range of living areas for the family to relax and unwind including a formal living room with cosy carpet flooring and a large window delivering plenty of natural light. At the centre of the home is an impressive open plan living, dining and kitchen area, with a split system air conditioner ensuring you'll relax in comfort during all seasons. The pristine kitchen has been designed to impress, with 20mm Caesarstone benchtops, an island with a breakfast bar, a stainless steel sink, and ample storage in the surrounding cabinetry. Quality Omega appliances are sure to impress the home chef including an integrated microwave, a dishwasher, and a 900mm oven with a 5 burner gas cooktop and a 900mm canopy rangehood overhead. Located close by is a dedicated laundry with direct access to the yard and a handy study nook in the hallway. A large sliding door bathes the open plan living area in natural light whilst providing a stylish connection to the outdoors. Here you will find a spacious alfresco with an extended entertaining area, framed by beautifully landscaped gardens and paved steps leading to the grassed yard. The lovely backyard includes manicured hedges, and a range of newly planted fruit trees including avocado, orange, mandarin, apple, nectarine, lime, mango and a banana plant, with a 3000L water storage tank to keep the orchard thriving. A modern home offering spacious family living set on such a lovely landscaped block is sure 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;- 5 minutes to Hunter Valley expressway, connecting you to the shores of Lake Macquarie and the world-famous Hunter Valley vineyards in no time!- A short drive or stroll to Cliftleigh Meadows Park where you can enjoy the playground and explore the leafy walking track.- 15 minutes to Maitland CBD with cafes, restaurants, Kmart, schools, train stations, pubs and so much more.- 8 minutes to Kurri Kurri CBD and 5 minutes to Kurri Golf Course.- 20 minutes to Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home. \*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: 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. 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