

187 Settlers Boulevard, Chisholm, NSW 2322

House For Sale

Saturday, 16 December 2023

187 Settlers Boulevard, Chisholm, NSW 2322

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 881 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- 2023 built Eden Brae home, packed with luxurious inclusions throughout.- A spacious floor plan with open plan living/dining, rumpus + a media room.- Five large bedrooms, two with walk-in robes and ensuites.- Breathtaking kitchen with Smeg appliances, gas cooking, a 40mm Caesarstone waterfall benchtop, an island bench with a breakfast bar, a striking window splashback + a walk-in pantry.- High ceilings and doors, feature cornices, large format tiles + a crisp paint palette throughout.- ActronAir 3 zone ducted air conditioning, ceiling fans + instant gas hot water.- Ness security system + a Crimsafe screen on the front door.- Enclosed alfresco area leading to the massive grassed backyard enjoying sweeping rural views + a 3000L water storage tank.- Attached double car garage with internal access.

Outgoings: Council Rates: \$2,382.00 approx. per annum Water Rates: \$825.42 approx. per annum

Offering spacious, light filled living areas and five bedrooms for all the family, this exceptional 2023 built Eden Brae home has been designed to impress! Set in the blue ribbon suburb of Chisholm, this home enjoys easy access to beautiful parklands, quality schooling including St Aloysius and St Bede's Catholic schools, and is within a short distance of the newly approved shopping village, delivering all your daily needs within moments of home. In addition, you'll find Newcastle's city and beaches a 40 minute drive, and all the gourmet delights of the Hunter Valley Vineyards a short 35 minutes from home, connecting you to the best of the region in no time! Upon arrival, a sweeping grassed lawn and driveway frame the home, leading to the attached double garage that offers internal access. The contemporary brick, Weatherboard and Colorbond roof facade add to the impressive curb appeal. Stepping inside you'll arrive in the extra wide entry hall, revealing large format tiles, feature cornices, and the high ceilings and doors found throughout the home. A well thought out floor plan provides a range of living areas for all the family to enjoy, including a dedicated media room toward the entrance of the home, complete with plush carpet and a large window framed by lovely sheer curtains. At the centre of the home is the impressive open plan living, dining and kitchen area, with sliding doors to the alfresco. There is ample space to relax with loved ones and to gather at mealtimes in the dedicated dining space. The gourmet kitchen offers the perfect balance between function and style, with a spacious island bench showcasing a 40mm Caesarstone waterfall benchtop, a dual sink and a breakfast bar set at the centre of the room. There is a stunning window splashback, chic pendant lighting, ample storage and a walk-in pantry offering all the space you could ask for. Quality appliances are in place including a built-in 900mm Smeg oven, a five burner gas cooktop and a Smeg dishwasher, sure to please the chef of the home. There are five bedrooms on offer, four of which are located in the bedroom wing to one side of the home. All bedrooms include plush carpet, three with built-in robes, and one with a handy walk-in robe. An added bonus is an ensuite on offer to one of these rooms, complete with gleaming floor to ceiling tiles, square set cornices, a large walk-in shower and a vanity with a 20mm Caesarstone benchtop. There is an extra living room located in this wing, ideally suited to a kid's playroom or an extra lounge room for all to enjoy. The main family bathroom is located close by, offering a floating vanity, a built-in bathtub, and a large shower with a built-in recess. A handy powder room is located across the hall, providing additional convenience for the family. The spacious master suite is set at the rear of the home, offering plenty of room for your king sized bed, a walk-in robe and a massive ensuite that includes a shower with a built-in recess, a vanity with a 20mm Caesarstone benchtop, and floor to ceiling tiles with square set cornices. Glass stacker sliding doors in the living room connect to an enclosed tiled alfresco area complete with a ceiling fan, outdoor power access and a gas bayonet, providing the perfect all-weather solution for dining and entertaining guests. Stepping outside, you'll find a tiled space perfect for sitting back and taking in the sweeping rural views beyond, and the massive backyard afforded by this generously sized 880.6 sqm parcel of land. Packed with added extras, this impressive home includes an ActronAir 3 zone ducted air conditioning system, a 3000L water storage tank, a Ness security system, a Crimsafe screen on the front door, and Rheem instant gas hot water. A home offering this standard of luxurious family living, set in such a 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:- Located just 10 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College.- Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach.- An easy 20 minute drive to Maitland CBD and the revitalised riverside Levee precinct.- 10 minutes from the charming village of Morpeth, offering boutique shopping and cafes.- 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

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