

19 Kendella Parade, Kahibah, NSW 2290

House For Sale

Tuesday, 30 January 2024

19 Kendella Parade, Kahibah, NSW 2290

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 524 m2

Type: House



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Guide \$1,150,000 Friendly Auction

Auction Location: 19 Kendella Parade, Kahibah NSW 2290 Situated just 7 minutes from the vibrant heart of Newcastle, this enchanting, elevated family retreat offers a lifestyle of laid-back living within meticulously modernised spaces. Step through the front door of this stunning property from the north-facing front patio, where an inviting foyer and living room are revealed, adorned with wide windows. These not only infuse the home with light but also amplify the space, and frame sweeping treetop views - a captivating feature of its elevated position. The stone-topped open-plan kitchen is perfectly sized for the family and just as perfect for entertaining. It boasts a vast kitchen island with quality Bosch appliances, as well as ample bench space and storage, and looks out over the spacious open plan living and dining area. This opens to a large alfresco deck with elevated leafy views - the perfect spot for entertaining when friends or family stop by. Enjoy leisurely summer days filled with barbecue delights and refreshing icy drinks, as coastal breezes, drop-down blinds, and the gentle hum of the ceiling fan take the edge off the summer heat. Throughout, refreshing breezes from both north and south, complemented by ducted air-conditioning on the main level, provide optimal climate comfort, and the home's welcoming ambience is further enhanced by crisp white paint, and a blend of matte cypress pine floors and plush new carpets. On this level, all three spacious, robed bedrooms reveal ceiling fans and ducted air-conditioning. The master bedroom enjoys the added feature of an exquisitely renovated ensuite with a luxe back-lit mirror and show-stopping fixtures. Both the ensuite and the sumptuous main bathroom, with an elegant freestanding bath and walk-in shower, feature luxurious underfloor heating. Head downstairs to discover a versatile retreat - a hobby room, home theatre or perhaps a source of extra income through short-stay accommodation. Also conveniently located on this level is a shower and toilet as well as a custom fitted laundry and under stair storage. Outside, immerse yourself in the serenity of the landscaped backyard oasis - a perfect play area for the kids while you unwind on the paved patio beneath the sheltered alfresco. This sanctuary showcases a lush level lawn, flourishing native gardens, and well-established fruit-bearing citrus trees, which yield bountiful harvests of juicy oranges, mandarins, and refreshing lemonade lemons every year. The location is idyllic too - a mere 3 minutes from both Kotara and Charlestown - yet surrounded by nature. Take the fire trail at the end of the street for a family adventure to the Fernleigh Track and Glenrock, from which you can walk or ride to the beach. Kahibah village (and its renowned Sherwood Coffee House) and Kahibah Public School are only a few minutes away, as are parks and playing fields. There's also a neighbourhood Facebook Group for the local community. Commuters will love the easy access to the highway with an access road from the top of street when going South. Every detail has been taken care of in this inviting family home, so if you're looking for the trifecta of ease, comfort, and style - come and experience the magic today. Features include:

- Elevated family home showcasing sweeping tree-top views.
- Living spaces include a light-filled lounge, separate dining, and versatile ground floor retreat.
- Three spacious bedrooms, each with built-in robes, fans, ducted air-conditioning and plush new carpets.
- Bathrooms on the main level comprise an ensuite to master and family bathroom, both exquisitely appointed with inspired tile choices and luxury fixtures and fittings. Both feature walk-in showers and under-floor heating while the main bathroom includes a luxe freestanding bath. On the lower floor, a third bathroom with shower and separate toilet offers added convenience.
- Crisp white stone-topped kitchen features a vast island and a set of quality Bosch appliances including dishwasher, oven, gas cooktop and rangehood. Additionally, an attractive set of wall-mounted cabinets cupboards and shelving is finished with Australian Hardwood, and a bank of floor-to-ceiling cupboards provides masses of pantry space.
- Outdoor seating areas comprise a north-facing front patio - offering a sun-filled retreat for winter months - and a summer-inspired back deck with downlights, a Beefeater barbecue, ceiling fan, modwood flooring, and pull-down blinds. Additionally, underneath features a paved patio, the perfect sheltered spot for watching the kids at play.
- 5 year old Colorbond roof.
- The backyard is fenced, with level lawns and fringed with native plantings. It also includes high-yielding citrus trees, including oranges, mandarins, and lemonade lemons.
- Custom-fitted laundry, linen closet, as well as storage under the stairs.
- Wide double garage, with separate doors to easily accommodate two vehicles.
- In an ultra-convenient family location, 3 minutes each way to Newcastle's best shopping centres, as well as Kahibah Village, schools, Glenrock and the Fernleigh track.

Outgoings: Council Rates: \$3,153.6 approx. per annum Water Rates: \$811.98 approx. per annum Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All

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