

# 19 Lawrenson Parade, Thornton, NSW 2322

## House For Sale

Wednesday, 14 February 2024

19 Lawrenson Parade, Thornton, NSW 2322

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



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## PROPERTY PREVIEW

Property Highlights:- 2019 Domain Homes residence with spacious living areas including open plan living/dining, a dedicated media room plus a rumpus room.- Four bedrooms, two with walk-in robes and ensuites.- Gourmet kitchen with 40mm Caesarstone benchtops, a walk-in pantry, a tiled splashback, an island bench with a breakfast bar, plus quality Artusi appliances.- Large format floor tiles and premium carpet, plantation shutters and modern LED downlights.- Fujitsu 4 zone ducted air conditioning, a 6.6kW solar system plus instant gas hot water.- Lovely alfresco area with power access and a gas bayonet.- Landscaped backyard with irrigation, handy side access, plus a 3300L water storage tank.- Attached double garage with internal access + a garden shed in the yard.

Outgoings: Council Rate: \$2,564 approx per annum  
Water Rate: \$825.42 approx per annum  
Rental Return: \$750 approx per week

Those seeking their next dream home will be delighted to discover this spectacular family residence, with a spacious open plan and four bedrooms for all the family, nestled in the ever popular suburb of Thornton. Located within moments of local schooling, a shopping complex, and with Green Hills Shopping Centre a short drive away, you'll enjoy easy access to all your everyday needs. Newcastle city and beaches are a 35 minute drive, with Maitland's CBD just 20 minutes from home. Ideally located across the road from picturesque green space and walking tracks, this impressive 2019 Domain Homes residence offers a pleasing first impression. A large driveway leads to the attached double garage that includes internal access to the home, which is built of a contemporary brick and Colorbond roof construction. Stepping inside via the tiled front porch you'll arrive in the spacious entry hallway, unveiling high ceilings, modern LED downlighting, gleaming large format tiles, and the fresh neutral paint palette found throughout. There are four bedrooms on offer, with the master suite set at the entrance to the home. Here you will find a walk-in robe, plush carpet flooring and chic plantation shutters as found throughout the home. A luxurious ensuite completes this ideal haven for the adults of the home, featuring a twin sink vanity with a 40mm Caesarstone benchtop, and a shower that includes a rain shower head and a built-in recess. A further three bedrooms are located at the rear of the home, one of which includes its own walk-in robe and well appointed ensuite. The remaining two bedrooms include built-in robes and are serviced by the main family bathroom which boasts floor to ceiling tiles, a vanity with a 40mm Caesarstone benchtop, a large shower with a rain shower head and a built-in recess, and an inviting freestanding bathtub. The spacious floor plan has been designed for the growing family, with a range of living areas for everyone to enjoy. Midway along the hall is a dedicated media room set behind a set of sliding doors, with carpet flooring adding to the cosy feel. Set at the centre of the home is the generously sized open plan living, dining and kitchen area, complete with a gas bayonet, offering the perfect setting to connect with family and enjoy your mealtimes. An additional rumpus room nearby offers the luxury of choice when it comes to enjoying your downtime. The pristine kitchen has been designed with no expense spared with gleaming 40mm Caesarstone benchtops, a tiled splashback, and a walk-in pantry for all your kitchen wares. A large island bench is on offer, with an undermount sink with a mixer tap, a breakfast bar for your casual dining and two stylish pendant lights overhead. The home chef will be pleased to find quality Artusi appliances in place including a dishwasher, a 900mm oven, and a 5 burner gas cooktop with a canopy range hood overhead, ready to start creating all your gourmet meals, straight away! A dual set of glass sliding doors provides a stylish connection to the outdoors, opening out to a covered and tiled alfresco area that includes outdoor power access and a gas bayonet, providing the ideal setting for family BBQs and entertaining friends. The lovely L-shaped backyard features manicured hedges and gardens, irrigation, a 3300L water storage tank, handy side access, and a garden shed for added convenience. Packed with premium extras this incredible home also includes Fujitsu 4 zone ducted air conditioning, instant gas hot water and a 6.6kW solar system for your sustainable living. Offering all you could ask for in your dream family home, this property is a must to inspect. 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;- A short drive to the local Thornton Shopping Centre, train station, sporting fields, schools and so much more!- Located just 12 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- An easy 20 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct.- A short 15 minute drive to the charming village of Morpeth, offering boutique shopping and coffee that draws a crowd.- 35 minutes to the city lights and sights of Newcastle or the gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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