

19 Percher Street, Chisholm, NSW 2322

Sold House

Friday, 8 September 2023

19 Percher Street, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



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\$943,000

Property Highlights:- Spectacular 2019 built two story residence with spacious open plan living/dining, formal lounge room + a rumpus room.- Immaculate kitchen with quality Omega 900mm oven, a 5 burner gas cooktop, 20mm Caesarstone benchtops, a window splashback, a breakfast bar, ample storage + a walk-in pantry.- Ceiling fans, stylish tiling, premium carpet and contemporary downlighting throughout.- A separate powder room on the ground floor of the home, understair storage + dedicated laundry with direct access to the yard. - Ducted air conditioning with a My Zone control system and switches in each room, instant gas hot water + a 3200L water tank.- Large alfresco area complete with LED downlights, power access, gas bayonet + ceiling fans.- Spacious, fully fenced grassed yard with handy side access.- Attached double garage with internal access for all your storage needs.Outgoings: Council Rates : \$2,544.44 approx. per annum Water Rates: \$767.52 approx. per annum Rental Return: \$750 approx. per week Immaculately presented, perfectly positioned, and with luxurious inclusions throughout, this spectacular family residence set in the prestigious Waterford Estate Chisholm has been designed to impress! Waterford Estate is a highly prized location for good reason, with quality homes, friendly neighbourhoods, a range of parklands to enjoy, and the convenience of the newly approved Chisholm Plaza and quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary, all close to home. Standing out from the rest, this impressive double story home, built in 2019 with its appealing brick/Weatherboard and Colorbond roof facade, framed by a lovely grassed lawn and neatly presented gardens provides a pleasing first impression. With a spacious, light-filled floor plan spanning two levels, this home provides a warm welcome that continues as you step inside, revealing the soaring ceilings, fresh paint palette, gleaming floor tiles, ducted air-conditioning, and the contemporary downlighting found throughout the home. The ground floor delivers a spacious floor plan that has been designed for relaxed family living, with a carpeted media room located at the entrance, complete with a ceiling fan and feature windows providing a lovely view across the front yard. A generously sized open plan living, dining and kitchen area is set at the heart of the home, framed by glass sliding doors leading to the yard. With ample room for living zones and a dining area. The gourmet kitchen seamlessly blends with the open plan design, with a large island bench providing space for a breakfast bar, a double sink, and ample room atop the sleek black 20mm Caesarstone benchtops for all your food preparation needs. There is plenty of space in the surrounding two-toned cabinetry, a massive walk-in pantry, quality Omega appliances including a 900mm oven, a 5 burner gas cooktop, a dishwasher, a canopy range hood, and a stunning window splashback adding an extra touch of class. Upstairs you'll find four spacious bedrooms, the master suite featuring a wall of awning windows, bathing the area in natural light and a massive walk-in robe, with an ensuite that includes a twin vanity with a 20mm Caesarstone countertop, and a shower, completing this ideal parent's retreat. The remaining three bedrooms feature ceiling fans, mirrored built-in robes and plush carpet, adding an extra touch of luxury. Servicing these rooms is the main family bathroom that boasts a shower, a built-in bath, a vanity with a 20mm Caesarstone countertop, and the convenience of a separate WC. A handy addition on this floor is a dedicated living space with a ceiling fan, providing an ideal spot for a kid's playroom, or an additional lounge room for everyone to enjoy. Back on the ground floor, three sets of glass sliding doors provide a lovely connection between the indoor/outdoor living zones. Stepping outside, you'll arrive at the lovely covered alfresco area that wraps around the home, with LED downlighting, outdoor power, a gas bayonet and ceiling fans, providing the perfect setting to entertain all year round. The fully fenced, grassed backyard wraps around the side and rear of the home, delivering plenty of space for kids and pets to play. Ideally positioned with all your everyday needs moments away, and a short 40 minute drive taking you to both Newcastle and the Hunter Valley Vineyards, this perfectly located home will see you enjoying the best sights, delights and events the region has to offer, in no time at all! A property of this standing, set within the blue ribbon Waterford Estate, is certain to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live;- Located just ten 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.- A short 6 minute walk (or 1 minute drive!) to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary.- 15 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providores and coffee that draws a crowd.- 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 Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot

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