

2 Kinsale Close, Ashtonfield, NSW 2323

House For Sale

Friday, 5 April 2024

2 Kinsale Close, Ashtonfield, NSW 2323

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 872 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Exceptional family home featuring a spacious floor plan and luxurious inclusions throughout.- Open plan living/dining, formal living and dining, a media room + a rumpus on the upper floor.- Pristine kitchen featuring 20mm Caesarstone benchtops, ample storage, a breakfast bar, a tiled splashback, gas cooking + quality appliances.- Five bedrooms, all with built-in robes, the master with a spacious walk-in robe.- Two bathrooms plus a well appointed ensuite in the master.- Plantation shutters, premium carpet, tiles and floating floorboards.- Brivis 3 zone ducted air conditioning, ceiling fans + a Saxon fireplace in the living room.- Covered alfresco area overlooking the lovely landscaped backyard with established trees, a grassed lawn + a 3000L water storage tank.- Attached double garage with internal access to the home + roller door access to the yard.

Outgoing: Council Rates: \$2,344 approx. per annum
Water Rates: \$811.98 approx. per annum

Perfect for those searching for their dream family home, this impressive five bedroom residence presents an opportunity to secure an exceptional property in the highly sought, family friendly suburb of Ashtonfield. Ideally located within 5 minutes from Green Hills Shopping Centre, and with quality schooling including Hunter Valley Grammar School nearby, this ideal location connects you to all your everyday needs in no time!

Arriving at the home, you'll find an immaculately landscaped front yard and a large driveway that leads to the attached double garage that offers internal access. Built with an appealing brick and tiled roof construction, this grand two story home offers a pleasing first impression at first glance. You'll find a spacious tiled patio approaching the entrance, providing the ideal spot to sit and enjoy your morning coffee, with views of the lovely front yard to enjoy. Prepare to be impressed as you step inside, revealing the home's spacious design and quality features including plantation shutters, recessed ceilings with ornate cornices, modern down lighting and a practical combination of tile and premium carpet flooring. Set at the entrance to the home is an inviting formal living and dining room, with a ceiling fan complimenting the ducted air conditioning found throughout the home. Further along the hall, you'll find the impressive open plan living, dining and kitchen area, providing the ideal setting to relax and connect with your loved ones at mealtimes. A Saxon fireplace is set in the living area, perfect for cosying up over the cooler seasons ahead. Designed for the modern family, there is a dedicated media room located close by, with floating floorboards, a matte black ceiling fan, and double sliding doors to create that authentic home cinema feel. The pristine kitchen seamlessly blends with the open plan design, offering ample storage in the surrounding cabinetry and built-in pantry, and plenty of space atop the gleaming 20mm Caesarstone benchtops for all your food preparation needs. There is a handy breakfast bar for your casual dining, and a tiled splashback offering a stylish touch. The chef of the home is certain to be impressed with the quality appliances in place including a Fisher & Paykel oven, and a Westinghouse 5 burner gas cooktop, ready to start whipping up your gourmet meals straight away!

There are five bedrooms on offer, four of which are located on the upper level of the home. All rooms include ceiling fans and premium carpet, providing a luxurious feel underfoot. The three family bedrooms on this level include built-in robes, whilst the master suite includes a spacious walk-in robe. The master is generously sized, offering plenty of room for your king-sized bed, along with a large ensuite that includes a twin sink vanity with a 40mm laminate benchtop, a shower and a built-in bathtub. The main family bathroom is located on this floor, featuring a large vanity with a 40mm laminate benchtop, a shower and a built-in bathtub. There is a spacious living room on this level as well, offering the ideal spot for a rumpus room, or an additional lounge room for all to enjoy. The fifth bedroom is located downstairs, serviced by a handy third bathroom on the ground floor, offering additional convenience for all. A glass sliding door in the dining area offers a lovely connection to the outdoors, opening out to a spacious, covered alfresco area that provides the perfect space for your outdoor cooking, dining and entertaining needs. Around the side of the home, you'll discover an additional gated covered area, accessed via the laundry and the roller door from the garage. The backyard features beautifully landscaped gardens, established trees, plenty of green grass for the kids and pets to enjoy, plus a 3000L water storage tank to keep the grounds thriving. Quality homes of this standard, located in the highly sought-after suburb of Ashtonfield are in high demand. 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 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Quality schooling close by including Hunter Valley Grammar School within a 5 minute drive.- A mere 12 minutes to Maitland CBD.- A short 10 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 35 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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