

2 Turtle Avenue, Ashtonfield, NSW 2323

House For Sale

Saturday, 11 May 2024

2 Turtle Avenue, Ashtonfield, NSW 2323

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 767 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Immaculately presented family home set in a prized location.- Spacious floor plan with open plan living/dining + a dedicated lounge room.- Four bedrooms, three with ceiling fans and built-in robes.- Pristine family kitchen with 20mm Caesarstone benchtops, a breakfast bar, plumbing for the fridge, soft close cabinetry, gas cooking + quality appliances.- Cleverly designed three way bathroom with an additional WC in the laundry.- Stylish laminate flooring and plush carpet, LED down lighting + a neutral paint palette throughout.- Fujitsu 6 zone ducted air conditioning, gas hot water + a 9.9kW solar system.- An entertainer's dream in the yard with a covered outdoor area including TV brackets and a Gas Mate pizza oven.- Magnesium pool surrounded by tropical style gardens + a 5000L water storage tank.- Attached double garage with internal access, dual gated side access + a 7m x 4m Colorbond shed in the yard.

Outgoings: Council Rates: \$2,048 approx. per annum Water Rates: \$811.98 approx. per annum Rental Return: \$650 approx. per week

Ideally located in the sought after suburb of Ashtonfield, this appealing brick and Colorbond roof home offers a spacious floor plan, four bedrooms for all the family, premium inclusions throughout, and an entertainer's dream in the backyard, set to impress all that inspect. Ashtonfield has developed into such a highly sought suburb for good reason, located within moments of Green Hills Shopping Centre, quality schooling including Hunter Valley Grammar, and with easy access to Newcastle and the Hunter Valley Vineyards within a 30 minute drive, this convenient location ticks all the boxes! This property provides plenty of curb appeal, with immaculately landscaped gardens, a grassed front lawn and a large driveway that leads to the attached double garage that provides internal access to the home. Approaching the entrance you'll find a spacious front verandah, offering the perfect spot to sit back and enjoy the lovely view across your front yard. The warm welcome continues as you step inside, revealing the home's stylish interior, with LED down lighting and a neutral paint palette throughout. Designed for relaxed family living, you'll find a range of options throughout the home for everyone to unwind during their downtime. At the entrance is a generously sized lounge room, with two large windows looking out to the yard, and ducted air conditioning as found throughout, ensuring you'll relax in comfort during all seasons. At the heart of the home is the generously sized open plan living, dining and kitchen area, offering the ideal space to relax, connect and dine with your loved ones. The pristine kitchen is beautifully presented, with gleaming 20mm Caesarstone benchtops, a breakfast bar for your casual dining, plumbing for the fridge and ample storage in the surrounding soft close cabinetry. Quality appliances complete this dream kitchen including an Ilve oven with a 6 burner gas stove and range hood, along with an LG dishwasher for ultimate convenience. There are four bedrooms on offer, three of which are located along a private hallway, all featuring built-in robes, ceiling fans, and enjoying the comfort of plush carpet underfoot. A fourth bedroom is on offer off the living area, easily converted to a media room or home office, should your needs require. Servicing these rooms is the main family bathroom which features a clever three way design that provides a separate space for the shower and corner bathtub, WC and vanity. A dedicated laundry includes an additional WC, providing extra convenience for all. Prepare to be impressed as you step outside, revealing a backyard oasis ready for the family to enjoy. A covered entertaining area includes plenty of space for your outdoor dining and relaxation, TV brackets for watching the big game, and a Gas Mate pizza oven ready to whip up the family's favourites. There is a magnesium pool surrounded by synthetic grass and tropical gardens, set to provide endless hours of summer fun, a separate grassed area, and a 5000L water storage tank to keep the grounds thriving. Packed with added extras, this incredible home also includes a large 7m x 4m Colorbond shed in the yard, dual gated side access, Fujitsu 6 zone ducted air conditioning, a newly installed gas hot water system, a 9.9kW solar system + so much more!

A spacious family home of this high standard, located in the highly sought suburb of Ashtonfield is certain to draw a large volume of interest. We encourage our interested buyers 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 the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Quality schooling on offer including Hunter Valley Grammar School just minutes away.- A mere 12 minutes to Maitland CBD.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 30 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. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website

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