

20 Collaroy Parade, Louth Park, NSW 2320

House For Sale

Wednesday, 12 June 2024

20 Collaroy Parade, Louth Park, NSW 2320

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1503 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spectacular 2020 McDonald Jones residence upgraded throughout.- Open plan living/dining, a media room, plus a lounge room and study in the bedroom wing.- Kitchen with 40mm Caesarstone benchtops, soft close cabinetry, plumbing for fridge, an island bench with a breakfast bar, a walk-in pantry, plus quality Fisher & Paykel appliances.- Five bedrooms, the master with a spacious walk-in robe, the remaining rooms with built-ins.- Luxury ensuite, main bathroom and powder room, featuring floating vanities with 20mm Caesarstone benchtops.- Quality tiles, carpet and wood laminate flooring, plantation shutters, 2.5m ceilings, plus LED downlighting throughout.- ActronAir 2 zone ducted air conditioning, three phase power to the home, NBN, plus a 10.3kW solar system.- Covered alfresco overlooking the landscaped backyard, firepit area and paddock views.- Large powered 6x12m shed in the yard featuring a studio (currently utilised as an approved childcare facility) that includes a bathroom, kitchenette and fenced grass area, perfect for the home business (STCA).- Attached double garage with internal access, dual side access to the yard, one side with double gates and a parking pad for the toys.

Outgoings: Council Rate: \$3,208 approx. per annum
Water Rate: \$818.67 approx. per annum
Rental Return: \$800 approx. per week

Set in the prized location of Louth Park, this spectacular McDonald Jones residence built in 2020 boasts a spacious light filled floor plan, multiple living spaces and five bedrooms for all the family, and is set to impress all that inspect! Surrounded by quality homes on lifestyle blocks, this exceptional residence sits on an immaculately landscaped 1503 sqm parcel of land, offering a semi-rural lifestyle, with all the conveniences of city living within easy reach. Arriving at the residence you'll be greeted by a lovely front garden, a lush grassed lawn and a large driveway that leads to the attached double garage that offers internal access. The home is built with a True Core steel frame and is constructed with a contemporary mix of brick and a Colorbond roof, providing plenty of curb appeal. The pleasing first impression continues as you step inside the grand entry hallway, revealing the home's stunning wood laminate flooring, striking chandelier lighting, and ceilings with feature cornice work. A spacious bedroom wing is set toward the entrance of the home, with three family bedrooms in place, all including built-in robes, and enjoying the luxurious feel of premium carpet underfoot. A versatile living space is found in this wing, ideal for the kids to spread out and play, plus a study nook complete with LED downlights and a built-in desk for study time. The main family bathroom is located in this area of the home, boasting a floating vanity with a 20mm Caesarstone benchtop and soft-close cabinetry, a built-in bath, plus a shower with a recess. A powder room is conveniently placed along the hallway, featuring a floating vanity with soft close cabinetry. The master suite is located further into the home, featuring a large walk-in robe and a stunning ensuite that includes a shower with a recess, a separate WC, and a floating twin vanity with a 20mm Caesarstone benchtop and soft close cabinetry. An additional fifth bedroom is located close by, providing a space for all the family to call their own. The centrepiece of the home is the generously sized open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding doors opening out to the yard. A dedicated media room is on offer, featuring cosy carpet flooring, and a built-in 40mm laminate benchtop with cabinetry underneath. The kitchen is a show stopper, boasting gleaming 40mm Caesarstone benchtops, an island bench with a breakfast bar, a walk-in pantry, plumbing for the fridge, plus a dual sink with a water filter. There are quality Fisher & Paykel appliances in place including a 900mm oven, an integrated microwave, a 5 burner cooktop, a range hood and a dishwasher for ultimate convenience. Two sets of glass stacker sliding doors provide a seamless connection between the indoor/outdoor living spaces, opening out to an entertainer's dream in the yard. Here you will find a spacious alfresco area complete with LED downlights and ceiling fans, providing the perfect space for all your outdoor dining and relaxation. Framing this outdoor space are immaculately landscaped gardens and steps leading up to the expansive grassed yard that includes a veggie garden, an orange tree, a firepit area, dual side access, plus a 3000L water storage tank and four outdoor hose connections. Packed with luxurious extras, this exceptional home also includes three phase power to the home, a 10.3kW solar system, a membrane for soundproofing in a selection of rooms, plus ActronAir 2 zone ducted air conditioning for your year round comfort. An incredible feature of this home is the 6x12m size powered shed in the yard that comes with a studio that includes vinyl flooring, high ceilings, square set cornices, Daikin split system air conditioning, a kitchenette with a 40mm benchtop, a bathroom, plus a gated grassed area with a shade sail. A property presenting this standard of luxurious living, set in the blue ribbon suburb of Louth Park is certain to draw a large volume of interest. With a semi-rural lifestyle to enjoy and easy access to the city, coast and vineyards, this property ticks all the boxes for your new dream home. 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 12 minute drive to Maitland's heritage centre and newly revitalised riverside Levee precinct, offering cafes, retail and events to enjoy.- Located just 10 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.- 10 minutes to the Hunter Expressway.- 45 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.- 30 minutes to the shores of the spectacular Lake Macquarie.***Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: 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 functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.