

# 20 Gilmore Street, Vacy, NSW 2421

## Sold House

Wednesday, 21 February 2024

20 Gilmore Street, Vacy, NSW 2421

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 8903 m2

Type: House



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**\$1,350,000**

Property Highlights:- A beautifully designed, 2013 built four bedroom home on stunning 2.2 acres of land.- Modern kitchen with 20mm Caesarstone benchtops, a Smeg oven and a 4 burner gas cooktop, slide-out rangehood, dishwasher, subway tile splashback and a mixer tap.- Expansive open plan living area with a ceiling fan, fireplace, ceiling speakers, wooden curtain rails, chandelier and a feature arched window.- Four spacious bedrooms, all with ceiling fans and walk-in or built-in robes.- Ducted air conditioning and a Norseman freestanding combustion fireplace.- Wood look floor tiles, high ceilings throughout, modern downlighting, roller blinds and curtains.- Large covered alfresco area with pendant lights, ceiling fan and ceiling-mounted speakers.- Lush landscaped gardens, a separate fenced paddock, raised vegetable garden beds, garden sheds and an established chicken coop.- Attached double garage with internal access and roller door access to the backyard.- Additional 3-bay Colorbond garage at the rear of the property with its own concrete patio, bathroom, workshop and walled-off room.- A 90,000L water tank, filtration system, gas hot water, plus bottled gas to the property.

Outgoings: Council Rate: \$2,088 approx. per annum  
Rental Return: \$700 - \$750 approx. per week

Welcome to your dream home in Vacy. This charming 2013 brick and tile residence boasts four spacious bedrooms and sits beautifully on 2.2 acres of lush land. Prepare to be captivated by the stunning views, meticulously maintained gardens, and expansive green grass surrounding this idyllic property. Ideally located, the beautiful township of Vacy is just a brief 10-minute drive to Paterson and a mere 30 minutes to Maitland's bustling CBD and Green Hills Shopping Centre, seamlessly combining tranquillity with accessibility, promising the best of both worlds. At the front of the property, an arbour and front gate beckon you up timber steps to the entrance. Framed by farmhouse timber fencing, landscaped gardens, and a gravel driveway leading to the attached double garage, this charming scene sets the stage for the beauty within. Welcomed by a charming stained glass front door, step into a home where elegance meets comfort. Wood-look floor tiles grace the interiors, complemented by high ceilings and downlights, creating a spacious and inviting atmosphere. Roller blinds and curtains adorn the windows, offering both style and practicality throughout. Tucked away at the front of the house, the master bedroom offers a peaceful escape. Enjoy the comfort of carpet flooring, a ceiling fan, and the subtle elegance of a wallpaper feature wall. With a walk-in robe and a stylish ensuite featuring a floating vanity and contemporary tiles, this retreat exudes luxury and relaxation. In a separate bedroom wing, three additional bedrooms await, each offering built-in robes and ceiling fans for comfort. The family bathroom features similar inclusions as the ensuite, including contemporary tiles, and a floating vanity, it also features a built-in bathtub and a convenient laundry next door, catering to both relaxation and functionality for the whole family. At the heart of the home lies the expansive open-plan kitchen, living, and dining area, designed for modern living. Bathed in natural light, this inviting space features a ceiling fan and a Norseman freestanding combustion fireplace, perfect for cosy gatherings. Adding to the ambience are ceiling speakers, wooden curtain rails, and a chandelier over the dining area, while an arch window enhances the charm and character of this central hub. The kitchen boasts both style and functionality, with a 20mm Caesarstone benchtop providing ample workspace for the family chef. Rustic timber trim above the cabinets adds warmth and character to the space, complementing the modern appliances, including a Smeg oven, Smeg 4-burner gas cooktop, and dishwasher. A subway tile splashback adds a touch of timeless elegance, while a mixer tap and slide-out rangehood complete the experience. This home offers a range of additional features to enhance comfort and convenience. Enjoy the efficiency of gas hot water, supplemented by a ducted air conditioning system for year-round comfort. With a substantial 90,000L water tank and filtration system in place, you can rest assured knowing your water needs are met while maintaining quality and sustainability. Step outside through a sliding door to discover the expansive covered concrete alfresco area, perfect for outdoor entertaining. Two pendant lights illuminate the space, while a ceiling fan ensures comfort on warm days. Enhancing the ambience further are outdoor ceiling-mounted speakers, allowing you to enjoy your favourite tunes while taking in the fresh air and relaxing outdoors. Nestled at the back of the property is a large 3-bay Colorbond garage, offering a versatile space that could be used to suit a variety of needs. Inside, there is a walled-off room, a bathroom and a workshop area with timber walls. Outside, a spacious concrete patio presents a fantastic entertaining area with a beautiful view. The property is surrounded by lush gardens and a separate fenced paddock, offering both beauty and functionality. Raised timber garden beds and established trees abound, providing a picturesque backdrop. Additionally, convenient garden sheds and a chicken coop cater to outdoor storage needs and small scale farming pursuits, making this property a true haven for nature lovers and hobby farmers alike. This stunning property, on such a gorgeous acreage block, will be sure to grab a great deal of attention. 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; - Enjoy your very own divine acreage, set in the picturesque township of Vacy. Within 10 minutes of the historic township of Paterson, offering easy access to all your everyday needs. - Located within a 30 minute drive to Maitland or Raymond Terrace, offering a vast range of retail, dining and entertainment options. - 50 minutes to Newcastle Airport. - 1 hour to Newcastle CBD and beaches. - Just over an hour to the pristine shores of Port Stephens. \*\*\*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 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.