

# 22 Collaroy Parade, Louth Park, NSW 2320

## House For Sale

Tuesday, 9 April 2024

22 Collaroy Parade, Louth Park, NSW 2320

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1503 m2**

**Type: House**



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## PROPERTY PREVIEW

Property Highlights:- A stunning near new home on a large landscaped block of land in gorgeous Louth Park.- Fabulous living spaces including a dedicated media room and a light filled open plan living area with built-in cabinetry and a VJ panelled feature wall.- A luxurious kitchen with a Smeg dishwasher, a 900mm oven, a 5 burner gas stove and rangehood, a 40mm Caesarstone waterfall benchtop and breakfast bar, soft close cabinetry, a walk-in pantry, plumbing for the fridge, and stylish subway tiles with a gorgeous window splashback.- Five generously sized bedrooms, all with plush carpet, plantation shutters, ceiling fans and built-in or walk-in robes.- A contemporary family bathroom, ensuite and additional powder room, all with floor to ceiling tiles, 20mm Caesarstone benchtops, floating vanities and a large built-in tub in the main.- A Fujitsu ducted air conditioning system with bedroom and living zones, and ceiling fans throughout.- Tiles, plush carpet and floating floorboards, roller blinds and plantation shutters, 2.7m high ceilings and ornate cornices throughout.- A sunny tiled front porch and a paved undercover alfresco area with non-slip tiles and downlights.- Enjoy a sparkling inground fibreglass saltwater pool with large format pavers.- A double attached garage with internal and rear access, a large fully insulated 6x12m rear shed, and dual concrete side access.- 2 water tanks totalling just over 5000 litres, a 10.3kw solar system, 3 phase power, Hills Home Hub security and Bosch alarm systems and bottled gas for the stove.

Outgoings: Council Rates: \$3,280 approx. per annum  
Water Rates: \$825.42 approx. per annum  
Rental Return: \$800 approx. per week

Step into luxury and comfort in this stunning, 2021 Masterton built brick, Weatherboard and Colorbond home, tailor-made for the modern family. Nestled in the coveted suburb of Louth Park, it boasts abundant space for everyone to flourish. This dreamy location provides semi-rural bliss on an expansive 1501 sqm parcel of land offering tranquillity amidst a backdrop of impressive homes. Situated within easy reach of the city, coast, and renowned vineyards, this location seamlessly combines peaceful serenity with modern convenience, ensuring you experience the best of the Hunter region at your doorstep. This beautiful home is adorned with exquisite, tiered landscaping and a sun-kissed front porch featuring charming French pattern tiles and downlights, inviting you to relax and unwind in style from the moment you arrive. Stepping into the extra wide entry foyer you will immediately notice the quality fixtures throughout. This meticulously designed home features a seamless blend of tiles, plush carpet, and elegant floating floorboards, complemented by roller blinds, plantation shutters, 2.7m high ceilings and ornate cornices throughout, all enveloped in a fresh, neutral paint palette that amplifies the abundance of natural light streaming in. Privacy and luxury converge in the master bedroom, situated at the front of the home. This tranquil retreat features plush carpeting, a ceiling fan, ducted air conditioning, and LED downlights. It's equipped with TV brackets, and a spacious walk-in robe. The ensuite boasts floor-to-ceiling tiles, a dual sink Caroma floating vanity with a 20mm Caesarstone benchtop, and a shower with a built-in recess for indulgent relaxation. Ideal for the growing family, four additional bedrooms are nestled in a separate wing. Generously sized, including one king, each bedroom features plush carpeting, ceiling fans with lights, and built-in robes. This wing also encompasses the family bathroom, adorned with floor-to-ceiling tiles, a luxurious 20mm Caesarstone benchtop, soft-close cabinetry, a spacious built-in bathtub, a separate shower, and stylish floor tiles for added elegance. This home offers a variety of fantastic living spaces to suit every need. For family movie nights, retreat to the dedicated theatre room, complete with double doors, TV brackets, LED downlights, a ceiling fan, and a high window for ambience. The light-filled open-plan kitchen, living, and dining area boasts built-in bespoke wall cabinetry, sheer curtains, a VJ panelling feature wall, a built-in entertainment unit, and LED downlights, creating the perfect hub for relaxation and entertainment. The heart of the home, the kitchen, exudes luxury and functionality. Featuring a stunning 40mm Caesarstone waterfall benchtop and breakfast bar, soft-close cabinetry, and a window splashback adorned with subway tiles, it's both stylish and practical. Equipped with a walk-in pantry with plumbing for the fridge, a dual sink, and high-end Smeg appliances including a dishwasher, 900mm oven, 5-burner gas stove, and range hood, this kitchen is a chef's dream. Completing this section of the house is a well-appointed laundry featuring a 40mm laminate marble-look benchtop, offering both functionality and elegance. Additionally, there's a lovely powder room showcasing a 20mm Caesarstone benchtop, a Caroma floating vanity, and stylish floor tiles, providing convenience and sophistication. Step outside and find your own private oasis designed for relaxation. The alfresco area boasts quality non-slip tiles and LED downlights, perfect for enjoying outdoor gatherings in any weather. You will enjoy diving into luxury with a sparkling fibreglass saltwater inground pool surrounded by large format pavers, while the fully landscaped tiered garden offers expanses of green grass for the kids and pets to play. Additional outdoor features include a 3000L water tank and an additional 2100L water tank for sustainable living, and sweeping views of the rural landscape from the tiered backyard,

completing this picturesque setting. This home is equipped with an array of additional features for your convenience and comfort. Enjoy energy savings with a solar system boasting 10.3kw capacity and rest easy knowing your property is protected with a Hills Home Hub security system and Bosch alarm system. Stay cool year-round with a Fujitsu ducted air conditioning system featuring two zones for tailored comfort in the bedrooms and living areas. Cooking is a breeze with bottled gas for the stove, and whirly birds ensure increased air quality throughout the home. This property boasts convenient garaging and shedding options, including an attached double garage with internal and rear access, along with a large 6 x 12 metre shed with 3-phase power. Dual concrete side access ensures easy manoeuvrability for vehicles and equipment. With a wide variety of buyers expected to show an interest in this gorgeous property, 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; - A short 10 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. - A short drive to Hunter Valley Grammar School. - 8 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 spectacular Lake Macquarie. \*\*\*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.