

22 Pyrus Avenue, Branxton, NSW 2335

House For Sale

Thursday, 14 December 2023

22 Pyrus Avenue, Branxton, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2245 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Luxurious 2015 McDonald Jones built home set on a spectacular 2245 sqm corner block.- Spaciously designed with open plan living/dining, a media room + an additional rumpus room.- Gourmet kitchen with 20mm Caesarstone benchtops, a walk-in pantry, a large island bench with a breakfast bar, quality Smeg appliances including a 900mm oven with a 5 burner gas cooktop, a canopy range hood, a built-in microwave + a dishwasher.- Four spacious bedrooms, the master with a walk-in robe and a well appointed ensuite.- Soaring 2.7m ceilings, extra high doorways, LED downlighting, large format tiles + premium carpet.- Derby 2 zone ducted air conditioning, a gas fireplace, 5kW solar system, newly installed solar hot water, bottled gas to the property + a Bosch security system with a touch screen interface.- Spacious alfresco area with a ceiling fan, LED downlighting, outdoor power access + a gas bayonet.- Large backyard with post + wire fencing, a garden shed + a 22,900L water storage tank.- Attached double garage with internal access + rear access to a newly constructed large Colorbond shed in the yard.

Outgoings: Council rate: \$2,600 approx. per annum
Water rate: \$825.42 approx. per annum
Rental return: \$750 approx. per week

For those seeking a luxurious rural escape, without compromising on the conveniences of city living, look no further than 22 Pyrus Avenue, Branxton, a contemporary residence loaded with premium features throughout, this home has been designed to impress! Ideally located, Branxton is a suburb that enjoys easy access to the world famous Hunter Valley Vineyards within 20 minutes, and with the Hunter expressway only moments away, you'll be connected to Newcastle's city and pristine coastline with ease!

Built in 2015 by McDonald Jones, this spectacular rendered brick and Colorbond roof home is located in Radford Park, surrounded by quality residences, providing an idyllic semi-rural setting. Set on a 2245 sqm parcel of land, this spacious corner block presents a sweeping grass lawn, established trees, and a long concrete driveway that leads to the attached double garage which provides internal access. A tiled front porch provides a lovely spot to sit back and take in the sweeping valley views on offer, right from your front door. Stepping inside via the extra wide entrance door, you'll enter the spacious foyer, revealing the soaring 2.7m ceilings, extra high internal doorways, contemporary LED downlighting, stylish large format tiles, and the fresh neutral paint palette throughout. A thoughtful design places the master suite at the entrance to the home, with stunning floor to ceiling awning windows, plush carpet, a large walk-in robe, and a luxury ensuite that features a twin vanity with a 20mm Caesarstone benchtop, and a large corner shower. An additional three bedrooms are located at the rear of the home, all with built-in robes and enjoying the luxurious feel of premium carpet underfoot. Servicing these rooms is the main family bathroom located within this wing, featuring a vanity with a 20mm Caesarstone benchtop, a shower, a built-in bathtub, and a separate WC. Designed for relaxed family living, you'll find a range of living spaces for everyone to enjoy, including a dedicated media room toward the front of the home, and a separate carpeted living area in the bedroom wing complete with a handy study nook. At the heart of the home is the light-filled open plan living and dining area, with breathtaking valley views to be enjoyed, and a gas fireplace, perfect for cosying up during the cooler seasons. The pristine kitchen has been designed with no expense spared, with premium features including 20mm Caesarstone benchtops, a dual recessed sink with water filtration, a striking metallic glass splashback and a walk-in pantry for all your storage needs. Taking centre stage in this impressive kitchen is a large island bench that doubles as a handy breakfast bar, with chic pendant lighting overhead. The home chef will be thrilled to find quality Smeg appliances already in place including a 900mm oven with a 5 burner gas cooktop, a canopy range hood, a built-in microwave, and a dishwasher for ultimate convenience. Glass stacker sliding doors provide a lovely connection between the indoor/outdoor living zones, opening out to a spacious alfresco area complete with a ceiling fan, LED downlighting, outdoor power access, and a gas bayonet, providing all you require for your outdoor cooking, dining and entertaining needs. The generously sized backyard is framed by traditional post and wire fencing and includes an extra paved area, a large garden shed, and a 22,900L water storage tank to keep the grounds thriving. An added extra is a newly built Colorbond shed with roller doors placed at the rear of the property, delivering extra storage options, plus a covered area providing additional entertaining space for hosting guests. Packed with premium inclusions this remarkable home also includes Derby 2 zone ducted air conditioning, a 5kW solar system, bottled gas to the property, newly installed solar hot water, plus a Bosch security system with a touch screen interface. Properties of this calibre, set in such an idyllic setting are rarely presented to the market. With a large volume of enquiries expected, 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 20 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, within easy reach of home!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to Maitland's heritage CBD

and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need.- Moments to the Hunter expressway, connecting you to Newcastle and Lake Macquarie with ease.***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.