

# 23 Wetzler Close, Clarence Town, NSW 2321

## Sold House

Wednesday, 3 April 2024

23 Wetzler Close, Clarence Town, NSW 2321

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 8002 m2

Type: House



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**\$1,510,000**

Property Highlights: - A stunning 2021 family home on a huge block, in the tranquil setting of Clarence Town. - Three fabulous living areas including a sunlit formal lounge, a dedicated media room and a spacious open plan living and dining area. - A luxurious kitchen with 20mm Caesarstone benchtops and pendant lights, a Smeg dishwasher and 900mm oven with 6 burner gas cooktop and stainless steel range hood, subway tile splashback and huge walk-in pantry. - Five generously sized bedrooms, all with plush carpet and built-in robes, a walk-in for the master. - A stylish family bathroom and ensuite with contemporary tiling, 20mm Caesarstone benchtops, floating vanities, showers with recesses and rain shower heads and a tub in the main. - Daikin six zone airtouch ducted air conditioning system.- Large floor tiles and plush carpet, roller blinds and high ceilings throughout. - A spacious undercover alfresco with downlights, a gas bayonet for the BBQ and a retractable screen. - Enjoy an inground mineral fibreglass Narellan pool with built-in lights and travertine tile surround. - Sub-surface irrigation system and in ground watering system, 2 large water tanks totalling 210,000L. - A chicken coop, garden shed, horse paddock with shelter, olive orchard and reserve out back.- Attached double garage with internal access - A separate granny flat (not council approved) with its own single garage, two bedrooms, spacious bathroom with modern features, a kitchenette and living room with a Daikin split system air conditioner and its own timber front patio. - Instant gas hot water, bottled gas for the stove, transpiration septic and automatic solar-powered front gate.

Outgoings: Council Rate: \$2,896 approx per annum Rental Return: \$800 approx per week

Welcome to your dream home nestled in the serene semi-rural township of Clarence Town. This stunning 5-bedroom Vision Homes residence, built in 2021, offers an idyllic lifestyle amidst tranquil surroundings, boasting a spacious brick and Colorbond design set on a huge 8002 sqm of land. Enjoy the symphony of native birdlife, including the cheerful laughter of kookaburras, right at your doorstep. Discover the unparalleled lifestyle benefits of living in Clarence Town, where convenience meets tranquillity. This property is ideally situated just minutes away from the town's shopping village, Williams River Boat Ramp, local pub, and bowling club, whilst still in each reach of Raymond Terrace and Newcastle, enjoying the perfect balance of rural serenity and modern convenience at your fingertips. Nestled at the end of a cul-de-sac, this home welcomes you with a double-width driveway leading to the attached double garage with internal access, and a spacious wrap-around yard enveloped by established shade trees. The front is adorned with landscaped gardens, offering an inviting entrance. Step inside to discover a sunlit haven, thoughtfully designed for family living. Large floor tiles in the living areas complement plush carpets in the bedrooms, while roller blinds adorn the windows, allowing natural light to fill the space. With generous 2.7m ceilings enhancing the sense of space and airiness, this home offers both comfort and style. This home offers abundant spaces for relaxation and entertainment, catering to every need. A formal lounge at the front invites serenity with its large window overlooking the front yard, while a spacious media room off the main living area provides ample space for unwinding and enjoying movies, complete with windows overlooking the yard and a recessed wall perfect for setting up an entertainment system. The open-plan living, kitchen, and dining area offers a seamless flow, flooded with natural light from numerous windows overlooking the rear yard, providing plenty of room to spread out and enjoy everyday moments. You will be awed by the stylishly appointed kitchen, featuring plumbing for the fridge, elegant 20mm Caesarstone benchtops, a Smeg dishwasher, and pendant lights illuminating the breakfast bar. Prepare gourmet delights effortlessly with the Smeg 900mm oven, 6-burner gas cooktop, and stainless steel rangehood, all complemented by a chic subway tile splashback. The kitchen also boasts a massive walk-in pantry and soft-close cabinetry for added convenience and organisation. Right next door, a large, light-filled laundry with access to the rear yard completes the functionality of this exceptional space. There are two bedroom wings in this cleverly designed home, one on each side of the house. The master bedroom can be found in one, bathed in natural light and designed for relaxation. It includes a spacious walk-in robe and an ensuite featuring exquisite 20mm Caesarstone benchtops, a floating twin vanity, and a shower with recess and rain shower head. Also found in this wing, a generously sized family bedroom awaits, perfect for a nursery if needed, offering ample space and a built-in robe for added convenience. The second bedroom wing offers three spacious bedrooms, each appointed with built-in robes for added convenience. The family bathroom features a luxurious 20mm Caesarstone benchtop on a floating vanity, a shower with recess and dual shower heads including a rain shower head, a bathtub, and a separate WC, ensuring both comfort and functionality for the entire family. Step outside and indulge in the ultimate outdoor lifestyle with an array of features designed for relaxation and enjoyment. Entertain guests effortlessly in the outdoor alfresco area, complete with downlights, a gas bayonet for outdoor BBQs, and a retractable screen for added comfort. Dive into luxury with the inground mineral fibreglass Narellan pool, recently fitted out with quality travertine tiles and built-in lights, offering a

refreshing retreat on warm days. The property is equipped with a sub-surface irrigation system for the front grass and a sprinkler watering system, ensuring lush greenery all year round. Additionally, benefit from the sustainability of a 200,000L and a second 10,000L water tank, a convenient chicken coop, and a garden shed for all your storage needs. Embrace the rural lifestyle with an olive orchard in the paddock, a single paddock with a horse shelter, and a reserve behind the property leading to a dam, providing added privacy and tranquillity. Explore the additional living space in the separate granny flat nestled within the expansive Colorbond shed, which also includes a tall bay for parking convenience. While not council approved, this self-contained unit boasts two bedrooms, each illuminated by downlights, and a spacious bathroom featuring large-format floor tiles and a basin with a 20mm Caesarstone benchtop. Enjoy the convenience of an electric hot water system and a kitchenette equipped with 40mm laminate benchtops, a freestanding Chef oven with a four-burner electric cooktop and stainless steel range hood, and laminate flooring. Stay comfortable year-round with a Daikin split system air conditioner in the living area. With its own timber front patio and garden, this granny flat offers privacy and comfort in a serene setting. Experience enhanced comfort and convenience with instant gas hot water, bottled gas for the stove, and Daikin ducted air conditioning with airtouch system and six zones. The property features a transpiration septic system for efficient waste management and an automatic solar-powered gate at the front for easy access. Anticipate improvements with funding secured for new bridge and roadworks to the gravel road. A chance to acquire a residence in this picturesque semi-rural environment is sure to capture the attention of buyers from far and wide. 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; - Located just over 20 minutes from the bustling centre of Raymond Terrace, with an impressive range of retail, dining and entertainment options right at your doorstep. - A welcoming rural community with a historic primary school, sporting facilities, local shopping, services and dining options. - Moments to the beautiful Williams River, providing fishing, skiing and kayaking. - Only a short drive to the Wallaroo and Columbey National Parks for riding and walking trails. - 55 minutes to the city lights and sights of Newcastle, as well as its pristine beaches. - Less than an hour to the pristine beaches of Port Stephens or the gourmet delights of the Hunter Valley Vineyards. \*\*\*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.