

232 Settlers Boulevard, Chisholm, NSW 2322

House For Sale

Saturday, 15 June 2024

232 Settlers Boulevard, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 646 m2

Type: House



Nick Clarke

0240043200

PROPERTY PREVIEW

Property Highlights:- 2023 Simonds Homes build with luxurious features.- A spacious formal living room, open plan living and dining, plus an upstairs rumpus.- Luxury kitchen with a 40mm Caesarstone benchtop and breakfast bar, Technika appliances, integrated microwave, and a spacious butler's pantry with an additional sink, oven and cooktop.- Master bedroom suite with a matte black ceiling fan, glass sliding doors to a private balcony, a large walk-in robe and a luxurious ensuite.- Three spacious family bedrooms with plush carpet, plantation shutters, Google activated smart lights and walk-in robes.- Family bathroom, ensuite and powder room, with floor-to-ceiling tiles, floating vanities, Caesarstone benchtops, above mount basins and matte black finishes.- ActronAir Neo 2 ducted air conditioning with 5 zone temperature control and mobile app control.- 2.7m ceilings, LED downlights, large format porcelain tiles & Veri shades.- Merbau timber undercover deck, large grassed and completely self irrigated backyard.- Triple garage with drive through access to the yard, garden shed and dual side access.- Instant gas hot water, Bosch alarm system, 3 phase power and a 13.2kw solar system with 10kw inverter.

Outgoings: Council Rates: \$2,664 approx. per annum
Water Rates: \$818.67 approx. per annum
Rental Return: \$850 approx. per week

Nestled in the heart of Chisholm, this 2023 built Simonds Home stands as a testament to contemporary luxury and comfort. With a commanding presence among other quality family homes, this property offers an unparalleled lifestyle for those seeking the epitome of modern living. Discover the allure of Chisholm, a highly sought after suburb known for its acres of parklands, tranquil lagoons, and winding walking tracks. Situated within moments of esteemed educational institutions like St Aloysius Primary and St Bede's College, and with the convenience of Green Hills Shopping Centre nearby, every necessity and indulgence is within easy reach. Plus, with Newcastle and the Hunter Valley just a short drive away, the world truly is at your doorstep. Boasting plenty of street appeal, and crafted with a timber frame, brick, and Weatherboard, this home is sure to impress. Step onto the inviting Merbau front decking, where you can overlook the front garden. Above, a timber ceiling adds a touch of warmth and character to the entrance, setting the stage for the luxury within. As you enter, you will be captivated by the feature ceiling adorned with coloured LED lights, setting the tone for the modern sophistication that awaits. With 2.7m high ceilings throughout, Veri shades worth an amazing \$27k, and LED downlights casting a warm glow over the large format porcelain tiles, every detail exudes luxury. Located at the front of the home is the formal living and dining area, boasting laminate flooring, large windows, plus built-in push press cabinetry with a timber benchtop and a feature timber wall, creating a seamless blend of functionality and style. As you move through this gorgeous home, you now encounter the spacious open plan living and dining area, where high ceilings and abundant natural light create an inviting atmosphere. The seamless flow between living, dining, and kitchen areas allows for effortless entertaining and everyday living. Glass stacker doors open to reveal the outdoor oasis, where alfresco dining and relaxation await, making every moment a celebration of the indoor-outdoor lifestyle. Prepare to be inspired in the gourmet kitchen, where luxury meets functionality at every turn. Soft-close cabinetry, 40mm Caesarstone benchtops and an island bench with a breakfast bar, provide ample storage and workspace. The stylish tiled splashback adds a touch of sophistication, while the suite of Technika appliances, including a 900mm oven with a five-burner gas stove, stainless steel rangehood, and integrated microwave, elevates the cooking experience. Dual undermount Clark sinks with a filter tap offer convenience, while feature pendant lights add a touch of glamour to the space. The true pièce de résistance is the expansive butler's pantry, essentially a second kitchen, complete with plumbing for a fridge, a stainless steel sink with fountain edge, built-in soft-close cabinetry with a 20mm Caesarstone benchtop, Fisher & Paykel oven, an additional four-burner gas cooktop, a stainless steel rangehood, Fisher & Paykel dishwasher, power outlets, and a glass splashback. Whether you're whipping up a quick meal or hosting a lavish dinner party, this kitchen is sure to exceed your expectations. The sleeping quarters in this delightful home are just as grand as the living areas. Ascend the grand timber and glass staircase to the upper level, where luxury and comfort await. The expansive master suite beckons with its generous proportions, offering not only a spacious bedroom but also a parent's living retreat. Plush carpeting and a matte black ceiling fan ensure year-round comfort whilst Google activated smart lights add a touch of modern convenience. Step through the glass sliding door onto your private timber balcony, where breathtaking views await, or marvel in the large walk-in robe. The luxurious ensuite is a haven of relaxation, featuring floor-to-ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop and dual above mount basins, a large mirror, a built-in bath, shower with a recess, and matte black finishes, creating a spa-like atmosphere in the comfort of your own home. For the family, three additional bedrooms await, each offering plush carpeting, plantation shutters, and Google activated smart lights for added convenience. All of the bedrooms feature walk-in robes, providing plenty of storage space for growing families. A centrally located main bathroom offers both style

and functionality, with floor-to-ceiling tiles, a vanity with a 20mm Caesarstone benchtop, matte black finishes throughout, and a feature pendant light over the freestanding bath, creating a luxurious retreat for relaxation. A separate WC adds convenience for busy mornings and bustling households. For added versatility, a rumpus room is included upstairs, featuring timber flooring and plantation shutters, making it the perfect space for a kids' playroom or informal family entertainment area. Whether it's family movie nights or impromptu dance parties, this versatile space is sure to be the heart of the home. Back downstairs, and through the contemporary corner glass stacker doors in the living room, you will be able to entertain in style on the Merbau timber undercover deck, surrounded by fully landscaped gardens and lush green grass. With a large garden shed, 3000L water tank, and fully irrigated yard, outdoor living has never been more inviting. There is plenty of opportunity to park with ease in the large three car garage with drive through access to the backyard, while dual aggregate concrete side access and sensor lights add convenience and security. This incredible home will allow you to embrace sustainable living with instant gas hot water, a 13.2kw solar system, and fully insulated interiors. Additionally, you will enjoy peace of mind with a Bosch alarm system and Actron Air touch Neo 2 ducted air conditioning. Experience the height of luxury living in Chisholm, where every detail is designed with your comfort and enjoyment in mind. 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 12 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. - Just a 2 minute drive to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary. - Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach. - Less than 20 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct. - A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providores and coffee that draws a crowd. - 40 minutes to the city lights and sights of Newcastle. - 35 minutes to the gourmet delights of the Hunter Valley Vineyards.***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.