

# 24 Percher Street, Chisholm, NSW 2322

## House For Sale

Saturday, 15 June 2024

24 Percher Street, Chisholm, NSW 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



Nick Clarke

0240043200

## PROPERTY PREVIEW

Property Highlights:- Immaculately presented 2017 Coral Homes built family home set in the blue ribbon Waterford Estate.- Spacious light filled floor plan with a dedicated home theatre and an open plan living/dining area.- Gourmet kitchen featuring 20mm Caesarstone benchtops, soft close cabinetry, an island bench with a breakfast bar, pendant lighting, plus Technika appliances.- Four bedrooms, three with built-in robes, the master with a walk-in robe.- Well appointed ensuite and main family bathroom with a built-in bathtub. - Quality floor tiles and premium carpet, LED downlights, plus freshly painted throughout.- Daikin 2 zone ducted air conditioning, plus Opticomm NBN connection.- Covered alfresco area with LED lighting and outdoor power access.- Fully fenced backyard with a 3000L water storage tank.- Attached double garage with internal access, a freshly painted driveway and single side access to the yard.

Outgoings: Council rates: \$2,588 approx. per annum  
Water rates: \$825.42 approx. per annum  
Rental Return: \$750 approx. per week

Immaculately presented, perfectly positioned, and with premium inclusions throughout, this impressive property provides one lucky new owner the chance to enjoy their new dream home, without the hassle of building brand new! Waterford Estate is a highly prized location for good reason, with quality homes, friendly neighbourhoods, a range of parklands to enjoy, plus the convenience of the newly approved Chisholm Plaza and quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary, all close to home. Upon arrival, you'll find a neatly presented front garden and a freshly painted driveway that leads to the attached double car garage that offers internal access to the home. Step inside to find a freshly painted interior, stylish floor tiles, ducted air conditioning, and contemporary LED downlights throughout. Four bedrooms provide a space for everyone to call their own, with the parent's master retreat set at the entrance to the home, boasting a large walk-in robe and a well-appointed ensuite. A further three bedrooms are set behind a private hallway at the rear of the home, all featuring built-in robes and enjoying the cosy feel of premium carpet underfoot. Servicing these rooms is the main family bathroom which includes a shower, a built-in bathtub, a vanity with an above counter basin and a separate WC. A well thought out floor plan delivers plenty of living space for the family to relax and unwind, including a home theatre set along the hallway, complete with cosy carpet flooring, offering the ideal space for movie nights with the kids. Across the hall is a large laundry room with extra storage and sliding doors providing convenient access to the yard. The centrepiece of the home is the generously sized open plan living, dining and kitchen area, bathed in natural light from the windows and sliding door opening out to the backyard. The pristine gourmet kitchen features an array of quality features including 20mm Caesarstone benchtops, soft close cabinetry, plus an island bench with a breakfast bar, a dual sink and stylish pendant lighting overhead. There is a built-in pantry, a subway tiled splashback and quality appliances including a 900mm Technika oven, a 4 burner electric cooktop and an Omega dishwasher for ultimate convenience. Glass sliding doors offer a lovely connection between the indoor/outdoor living spaces, opening out to a covered alfresco area that includes outdoor power access and LED lighting. The fully fenced backyard includes plenty of green grass for kids and pets to enjoy, a 3000L water storage tank, and handy side access via double aluminium gates. Ideally positioned with all your everyday needs moments away, and a short drive taking you to both Newcastle and the Hunter Valley Vineyards, this perfectly located home will see you enjoying the best sights, delights and events the region has to offer, in no time at all! A property of this standing, set within the blue ribbon Waterford Estate, is certain to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live:- Located just ten 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 6 minute walk (or 1 minute drive!) to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary.- 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.- 45 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.

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