

# 25 Blackley Avenue, Raworth, NSW 2321

## Sold House

Monday, 14 August 2023

25 Blackley Avenue, Raworth, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 796 m2

Type: House



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**\$800,000**

Property Highlights:- Immaculately presented 2012 Thomas Paul Constructions built home set in a prized location.- Spacious floor plan featuring open plan living/dining + an additional formal lounge room.- Pristine kitchen featuring Blanco dishwasher, a built-in oven, and a 4-burner gas cooktop, 40mm benchtops, subway tiled splashback + ample storage.- Four spacious bedrooms, all featuring ceiling fans and built-in robes, the master suite with a walk-in robe and an ensuite.- Engineered floorboards, premium carpet, a fresh paint palette + contemporary LED downlighting throughout.- Natural gas, split system a/c, a 3000L water storage tank + an Orion security system with intercom & CCTV.- Impressive covered alfresco area with a ceiling fan, downlights, gas and power outlets.- Massive landscaped backyard with established gardens, fruit trees + dual side access.- Attached double garage with internal access + a huge driveway for any extras! Outgoings: Council rates: \$2,584 approx. per annum Water rates: \$767.52 approx. per annum Rental Return: \$650 approx. per week Those looking for a spacious, contemporary home set in a family friendly neighbourhood, then this impressive residence, set in the highly sought suburb of Raworth is the one you've been waiting for. This 2012 Thomas Paul Constructions built home set on a lovely street, surrounded by quality homes, sits on a generous 796.9 sqm parcel of land, boasting spacious living, inside and out! Raworth is a lovely suburb, tucked away in a picturesque pocket of Maitland, enjoying a semi-rural feel, whilst still being within easy reach of city living conveniences. This handy location is a mere 10 minutes away from Maitland CBD, 40 minutes from Newcastle and only 30 minutes from the Hunter Valley Vineyards, offering you easy access to the very best the Hunter region has to offer. Closer to home, you'll find the popular Morpeth Village only 5 minutes away, boasting boutique shopping and coffee that draws a crowd, and with Green Hills Shopping Centre only 10 minutes away, all your everyday needs are sure to be met. On arrival, a large driveway framed by a sweeping front lawn and lovely front gardens leads to the home, built of an appealing brick and tiled roof construction. The pleasing first impression continues upon entry, where the glistening engineered floorboards, fresh paint palette and contemporary LED down lighting found throughout the home are revealed. Designed for relaxed family living, this remarkable home includes multiple living spaces, including an open plan dining and living area located at the entrance, and an additional air conditioned living room at the rear of the home, providing the luxury of choice when it comes to spending your downtime. The pristine kitchen is centred at the heart of the home, with a handy serving window looking out to the living space, providing a lovely connection between the two areas. There is plenty of storage available in the surrounding cabinetry, a subway tiled splashback, and ample space atop the 40mm benchtops for all your food preparation needs. Quality Blanco appliances are in place, including a dishwasher, a built-in oven, and a 4-burner gas cooktop, sure to please the home chef. There are four bedrooms throughout the home, the master set to one side, providing additional privacy for the adults of the family, with a ceiling fan and a walk-in robe on offer, along with a well appointed ensuite, completing this ideal parent's retreat. An additional three bedrooms are located along a private hall at the other end of the home, all enjoying ceiling fans and built-in robes, whilst including premium carpet, adding a touch of luxury to the everyday. These rooms are serviced by the main family bathroom located along the hall which offers the convenience of a separate shower and a built-in bathtub. Of note is the updated laundry that boasts chic black cabinetry with gold fittings, a 40mm laminate benchtop, a mixer tap, and a subway tiled splashback, turning time in the laundry into a stylish occasion! Glass sliding doors in the rear lounge room connect the inside living to the undercover alfresco area, featuring a ceiling fan, gas bayonet, power access and LED downlighting, with freshly sealed concrete adding a lovely touch. There is plenty of space for your outdoor cooking, dining and lounging needs, providing the perfect spot to enjoy time with family and entertain friends. The generously sized 796.9 sqm corner block provides a large yard that extends the sides and rear of the home, framed by established hedging, plenty of green grass for the kids and pets to play, and a selection of fruit trees to call your own. Storage of your cars, tools and toys will present no issue in this home with an attached double garage with internal access, plus dual side access to the yard, an added extra. Packed with added features, this home also includes a natural gas connection, a 3000L water storage tank + an Orion security system with intercom and CCTV in place. Be assured, that a home offering this standard of luxurious family living, in a desirable lifestyle location such as this, is sure to attract 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 within an easy 5 minute drive of the lovely Morpeth Village, boasting a range of cafes, galleries and boutique shopping 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.- An easy 10 minute drive to Maitland CBD for all your everyday needs.- 40

minutes to the city lights and sights of Newcastle.- 30 minutes to 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.