

25 Settlers Boulevard, Chisholm, NSW 2322

House For Sale

Tuesday, 9 April 2024



25 Settlers Boulevard, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 729 m2

Type: House



John Birrell
0249663350



Dylan Abela
0459990288

\$900,000 - \$975,000

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "This home offers an exceptional lifestyle choice in the heart of Waterford Estate. With cafes, childcare, schools, and parks just a stone's throw away, not to mention the walking and bike paths for your daily leisure, it's a haven for those who value convenience and community living." The Location Nestled in a family-friendly neighbourhood, this stunning property offers convenience and connectivity with its excellent proximity to nearby parks, local shops, and public transport. The highly sought-after suburb of Chisholm is ideal for families, executive couples, and investors wanting a high return on their investment. Maitland - 18 min (13.5km) Stockland Green Hills - 12 min (8.4km) Newcastle - 39 min (31.1km) The Snapshot Discover the epitome of spacious living at 25 Settlers Boulevard, where the four generous living zones and a dedicated study offer unparalleled comfort and versatility. At the heart of this stunning home lies a central kitchen, perfectly positioned to overlook the serene outdoor alfresco, inviting seamless indoor-outdoor entertainment and enjoyment. The crowning jewel, a lavish master bedroom, features an expansive ensuite complete with a luxurious large spa bath, crafting an everyday oasis right in your own home. The Home Located in the prestigious Waterford Estate, this Eden Brae Homes masterpiece, built in 2012, presents an exceptional opportunity to secure a modern lifestyle in the charming suburb of Chisholm. Set on a generous 729 sqm allotment, this residence is a testament to contemporary design and family comfort. Upon arrival, the established front landscaped gardens with edging invites you into a world of refined elegance. The timber deck leading to the formal entry adds a touch of sophistication, setting the stage for the delights within. Inside, a modern colour palette and contemporary finishes create a welcoming ambience. The home boasts four living areas, including a lounge room and media room, providing ample space for relaxation and entertainment. A separate office, perfect for study or work, underscores the home's practicality. The hub of the home is the open-plan kitchen, dining, and living area. The kitchen is a home cook's dream, featuring Caesarstone benchtops, soft-close cabinetry, a walk-in pantry, and a large breakfast bar seating area. Glass sliding doors open up to the alfresco, seamlessly blending indoor and outdoor living. Outdoor entertaining is a breeze in the fully enclosed spacious area, complete with tiled flooring, ceiling fan, downlights, and glass sliding doors leading to the large carport. The secure backyard is perfect for pets and children, with established lawns providing a safe and private space. The home offers four comfortable bedrooms, each with plush carpet and built-in robes. The master bedroom is a luxurious retreat, boasting a walk-in wardrobe and an ensuite with a shower, double vanity, and large spa bath. The main bathroom is well-appointed with a shower, vanity, bath, and separate powder room. Additional features include an internal laundry with external access, a Mitsubishi ducted heating and cooling system, and a double garage with internal access. Side gates open to a double carport, leading to a large 4m x 6.7m separate Colorbond shed with power and roller door, alongside a separate garden shed and a slimline rainwater storage tank. 25 Settlers Boulevard is perfect for those seeking to upsize and settle into a comfortable, modern life. SMS 25 Set to 0428 166 755 for a link to the online property brochure.