

# 27 Rockmaster Street, Chisholm, NSW 2322

## Sold House

Friday, 8 March 2024

27 Rockmaster Street, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 618 m2

Type: House



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**\$916,000**

Property Highlights:- Spacious 2019 four bedroom family home in the ever popular suburb of Chisholm.- Large open plan living and dining room, separate media room and family rumpus.- Modern kitchen with a 20mm black Caesarstone benchtop, an island bench with breakfast bar, a 900mm Ilve oven and 6 burner gas cooktop, handleless cabinetry, an integrated microwave and a walk-in pantry.- Four spacious bedrooms with plush carpet, ceiling fans, built-in robes and walk-in robes to two.- Family bathroom and ensuite, both with floor to ceiling tiles, floating ceramic top vanities, showers with built-in recesses and a black and white freestanding bathtub in the main.- Daikin 4 zone ducted air conditioning and ceiling fans throughout.- Soaring high ceilings, floating floorboards, roller blinds, LED downlights and square set cornices.- Covered alfresco area with a ceiling fan, outdoor power access and a gas bayonet.- Attached double garage with remote door and internal access, a garden shed and dual side access.- 8.2kW solar system, instant gas hot water and 3500L water tank.

Outgoings: Council Rates: \$2,662.08 approx. per annum  
Water Rates: \$911.98 approx. per annum  
Rental Returns: \$750 approx. per week

Welcome to this charming family home nestled in the prestigious suburb of Chisholm. Set amid manicured lawns and lush greenery, this 2019 built, brick and Colorbond property exudes street appeal, with a driveway leading to an attached double garage with a remote door and internal access. Conveniently situated, this home provides easy access to lush parklands and esteemed educational institutions such as St Aloysius and St Bede's Catholic schools. With the newly approved shopping village just a stone's throw away, daily necessities are effortlessly within reach. Plus, enjoy the proximity to Newcastle's city and beaches, only a 40-minute drive, and the culinary delights of Hunter Valley Vineyards a mere 35 minutes away.

Stepping into the inviting foyer, you're greeted with soaring high ceilings and contemporary floating floorboards, setting the tone for modern living. Roller blinds and LED downlights throughout add both elegance and functionality to the space and the recessed walls and square set cornices add a touch of glamour. In the bedroom wing, discover a spacious rumpus room featuring data and antenna points on the wall, perfect for a playroom or family relaxation zone. The three bedrooms offer premium comfort with plush carpeting, ceiling fans, and ample storage, including two with built-in robes and the third with a walk-in wardrobe. The main bathroom boasts floor-to-ceiling tiles, a shower with a built-in recess, a stylish black and white freestanding bathtub, and a separate powder room, while the dedicated laundry offers convenience with a glass sliding door to the yard and ample natural light. Down the hallway, the master bedroom awaits, featuring elegant floating floorboards and dual walk-in wardrobes for ample storage. Enjoy modern comforts with a ceiling fan and TV antenna point, while the ensuite offers luxury with floor-to-ceiling tiles, a floating ceramic top vanity, a shower with built-in recess, and a WC for added convenience.

Entertain with ease in the expansive open-plan kitchen, living, and dining area, featuring a ceiling fan, large windows, and a glass stacker door, all adorned with tinted glass. Right next door you will find the separate theatre room, complete with a ceiling fan and built-in shelving and entertainment unit, ideal for movie nights with loved ones. Indulge your home cooking fantasies in the luxurious kitchen, boasting a 20mm black Caesarstone benchtop, an island with a breakfast bar, plumbing for the fridge and high-end appliances including a Seiki dishwasher, a 900mm Ilve oven and 6 burner gas cooktop. With soft close handleless cabinetry, an integrated microwave, and a large walk-in pantry, this kitchen offers both style and functionality for effortless meal preparation and entertaining.

Stepping outside, the covered alfresco area with freshly sealed concrete, ceiling fan, outdoor power access and a gas bayonet is perfect for hosting gatherings or simply enjoying the outdoors year-round. The fully fenced grassed yard provides a lovely space for children and pets to play. Additional features of this home include a 8.2kW solar system, Daikin 4 zone ducted air conditioning, instant gas hot water, and a 3500L water tank, offering both sustainability and comfort. With an attached double garage, a garden shed, and dual side access with gate access to the rear concrete pad wide enough for small trailers, this property ticks all the boxes for modern family living in Chisholm. A family friendly design such as this in such a popular suburb will be sure to attract a wide variety of buyers. 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 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.- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College.- Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach.- An easy 20 minute drive to Maitland CBD and the revitalised riverside Levee precinct.- 10 minutes from the charming village of Morpeth, offering boutique shopping and cafes.- 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

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.