

# 27A Occident Street, Nulkaba, NSW 2325



## House For Sale

Tuesday, 11 June 2024

27A Occident Street, Nulkaba, NSW 2325

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1059 m2

Type: House



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**\$1,100,000**

Welcome to this stunning near new four-bedroom home where modern luxury meets city convenience and country lifestyle. Nestled in the tightly-held community of Nulkaba, this beautiful property offers an unparalleled lifestyle with its prime location close to town and the renowned Hunter Valley Wine Country. Whether you're a wine enthusiast, nature lover, or simply looking for a tranquil yet accessible place to call home, this property is perfectly positioned to offer the best of both worlds. Embrace the opportunity to live in a beautiful new home that provides easy access to urban amenities while being on the doorstep of one of Australia's premier wine regions.

**Key Features:**

- \* **Prime Location:** Situated in Nulkaba, close to town and at the doorstep of the Hunter Valley Wine Country.\*
- \* **Corner Block:** Features convenient access to the backyard via a side gate.\*
- \* **Expansive Lot:** Set on a generous 1,059 sqm block, perfect for a pool or large shed and outdoor activities.\*
- \* **Near New Build:** A contemporary, single-level home designed for modern living.\*
- \* **Double Garage:** Includes internal access for added convenience.\*
- \* **Comfortable:** The entire home is kept comfortable all year by the reverse-cycle ducted air-conditioning system and ceiling fans throughout.\*
- \* **Close to the most sought-after schools** in the district.

**Interior Highlights:**

- \* **Inviting Entrance:** Large front door with glass slats and flyscreen opens into a welcoming foyer.\*
- \* **Master Suite:** Located to the left of the foyer, featuring a walk-in wardrobe, ensuite, ducted air-conditioning, ceiling fan, and carpet.\*
- \* **Family Comfort:** Kids/rumpus room with a ceiling fan and ducted air-conditioning.\*
- \* **Spacious Family Room:** Includes a ceiling fan, ducted air-conditioning, and a private window view of the yard.\*
- \* **Open Plan Living:** Seamlessly connected kitchen, living, and dining areas.\*
- \* **Gourmet Kitchen:** Equipped with Westinghouse gas appliances (double oven), a dishwasher, and a walk-in pantry.\*
- \* **Outdoor Living:** Living area opens to a back patio and a large yard, perfect for entertaining.\*
- \* **Private Wing:** Features three additional bedrooms, a study, laundry, and family bathroom.\*
- \* **Comfortable Bedrooms:** Each additional bedroom includes built-in robes.\*
- \* **Modern Amenities:** Family bathroom with sleek grey tiles, shower, and deep-soak bathtub.\*
- \* **Functional Laundry:** Includes access to the side of the home and an outdoor clothesline.\*
- \* **Central Study:** Located centrally with plantation shutters overlooking the family room.

This property is a sanctuary where modern design meets ultimate convenience. Imagine coming home to a place where every detail has been carefully considered to provide you with the utmost comfort and style. The expansive lot, modern amenities, and superb location make this property an exceptional find. Whether you're hosting gatherings in the open-plan living areas, relaxing in the luxurious master suite, or exploring the local vineyards, this home promises a lifestyle of ease and elegance.