

28 Cordeaux Street, Louth Park, NSW 2320

House For Sale

Thursday, 21 March 2024

28 Cordeaux Street, Louth Park, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1553 m2

Type: House



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\$1,400,000 - \$1,500,000

Property Highlights:- Spectacular 2021 built Mojo Homes residence boasting a light filled floor plan and luxurious features throughout.- Open plan living/dining, plus a rumpus room with a study nook.- Five bedrooms, the master suite with a large walk-in robe and luxury ensuite.- Gourmet kitchen featuring quality Ilve appliances, a walk-in pantry, 20mm Caesarstone benchtops, soft close cabinetry, plus an island bench with a breakfast bar.- 2.7m ceilings, LED downlights, stylish floorboards + plantation shutters throughout.- ActronAir four zone ducted air conditioning, solar hot water + a 13.3kW solar system.- Lovely alfresco area with non-slip tiles, remote ceiling fans and automatic retractable blinds.- Immaculately landscaped gardens designed by Think Landscape, a dedicated fire pit area + a 3000L water storage tank.- Attached double garage with internal access + a 3x3m powered shed both with epoxy flooring + a concrete pad for additional parking.

Outgoings: Council Rate: \$3,208 approx. per annum
Water Rate: \$811.98 approx. per annum
Rental Return: \$800 approx. per week

Delivering space, style and luxurious contemporary living in equal measure, we proudly present 28 Cordeaux Street to the market. Nestled in the idyllic location of Louth Park, this sprawling 1553 sqm parcel of land provides a semi-rural lifestyle, without compromising on all the modern conveniences you deserve. Designed to impress, this 2021 Mojo Homes residence is built with the Oasis 33 design, boasting an appealing Hebel and tiled roof facade, and premium inclusions throughout, ready for one lucky new owner to simply move in and enjoy that new home feeling, without the wait! Set on a lovely street, surrounded by equally impressive homes, this picturesque location provides a peaceful sense of serenity, whilst still being within easy reach of the city, coast and vineyards, connecting you to the very best of the Hunter region in no time. Arriving at the estate, you'll find a lovely landscaped garden and a large driveway that leads to the attached double garage which features internal access to the home, an additional storage nook, and sleek epoxy flooring. Prepare to be impressed as you step inside via the custom front door into the extra wide hallway, revealing the soaring 2.7m ceilings, contemporary LED downlights, chic plantation shutters, ducted a/c, and the stylish flooring featured throughout the home. There are five bedrooms on offer, providing a space for everyone to call their own. The master suite set to one side is a sight to behold, with ample space for your king-sized bed, Bluetooth controlled built-in speakers, a massive walk-in robe, and a luxury ensuite that features floor to ceiling tiles, a floating twin vanity with a 20mm Caesarstone benchtop, a shower, and a separate WC. A further three bedrooms are found in the bedroom wing, two with built-in robes for added convenience. A thoughtful addition within this wing is a versatile living area with a study nook, ideally suited as a rumpus room or a lovely sitting area for all to enjoy. These rooms are serviced by the stunning family bathroom which includes a floating vanity with a 20mm Caesarstone countertop, a built-in bath, a shower and a separate WC. An extra powder room is located further along the hall for additional convenience. The centrepiece of the home is the stunning open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding door to the yard. There is ample space for your dining setting and your lounge area, offering the ideal setting to relax and enjoy downtime with your loved ones. An additional 5th bedroom with a carpeted floor is located close by, perfect for larger families or easily converted into a media room should you prefer. Seamlessly blending with the open plan design is the elegant gourmet kitchen, designed to impress the most discerning home chef. There are quality Ilve appliances in place including a 900mm oven, an induction cooktop, a touch range hood, and an integrated microwave and dishwasher, turning cleaning up into a stylish occasion. There is ample storage on hand in the surrounding soft close cabinetry and a walk-in pantry for all your appliances and more! Taking centre stage in this incredible kitchen is the large island bench that includes a recessed dual sink with water filtration, a breakfast bar, and gleaming 20mm Caesarstone benchtops. A stylish stacker sliding door offers a lovely connection between the indoor/outdoor living spaces, opening out to an impressive alfresco complete with commercial grade non-slip tiles, Devanti remote ceiling fans and Alpha automatic retractable blinds, presenting the ideal setting for all your outdoor cooking, dining and entertaining needs. The massive 1553 sqm parcel of land delivers a huge backyard with plenty of green grass for the kids and pets to explore, with a fire pit area, and immaculate gardens designed by Think Landscape to enjoy. For those seeking storage of their cars, tools and toys, do not despair, in addition to the double garage attached, and the concrete pad at the side of the home, you'll find a 3x3m garden shed in the yard complete with power access and epoxy flooring, offering all the storage space you could ask for! Packed with added extras, this incredible steel frame built home includes a Gainsborough touchpad front door handle and a Swann security system for your peace of mind, ActronAir four zone ducted air conditioning, plus a 3000L water tank, solar hot water and a 13.3kW solar system for your sustainable living. This spectacular home presents your chance to secure a dream semi rural lifestyle within easy reach of Maitland's heritage centre (10 minutes) Newcastle city and

beaches (40 minutes) and all the sights and delights of the Hunter Valley (30 minutes).With buyer demand expected to be high, we encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.Why you'll love where you live;- A short 10 minute drive to Maitland's heritage centre and newly revitalised riverside Levee precinct, offering cafes, retail and events to enjoy.- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- 8 minutes to the Hunter Expressway.- 40 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.- 30 minutes to the shores of spectacular Lake Macquarie.***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.