

# 29 Heritage Drive, Chisholm, NSW 2322

## House For Sale

Thursday, 13 June 2024

29 Heritage Drive, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1072 m2

Type: House



Nick Clarke

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## PROPERTY PREVIEW

Property Highlights:- Luxurious Metricon display home built in 2017.- Open plan kitchen, living, and dining, formal dining, media room and a study/separate entertaining area.- Engineered timber floorboards, Wool carpet, LED downlights, sheer curtains with fabric valances, plantation shutters, roller blinds, Daikin ducted air conditioning, built-in speakers, and timber framed picture windows.- All bedrooms are equipped with wool carpet, LED downlights, ducted air conditioning, and mirrored sliding built-in robes. One bedroom enjoys pendant feature lighting and block out blinds.- 2 bathrooms with large format floor-to-ceiling tiles, a floating vanity with a Caesarstone benchtop and soft close cabinetry, heated towel rails, a freestanding bath in the main and ensuite, brushed stainless steel hardware, and a large mirror overhead.- The super king-sized master retreat located in a dedicated wing features a large walk-in robe with built-in shelving, and a sectioned-off study/entertainment area, timber frame stacker doors leading to a Merbau timber porch.- Chefs kitchen includes a 20mm Caesarstone benchtop, a breakfast bar, an undermount sink with mixer tap, three pendant lights, a textured subway tile splashback, a 900mm Fisher & Paykel oven, a 5-burner gas cooktop, a dishwasher, a timber servery window to the alfresco, soft-close drawers and cabinetry, an integrated microwave, built-in wine storage, and a butler's pantry with ample storage.- The alfresco area is perfect for entertaining with a remote-control built-in gas fireplace, Merbau timber decking, a built-in BBQ with a concrete bench, and a gas bayonet.- The salt-chlorinated pool features inground cleaning, water features with a separate pump, and high-end pool equipment specifications, including a Waterco S602 filter, a Waterco 1.5hp Supatuf pump, a Chemigem D10 water chemistry control system, a Paramount in-floor cleaning system with a 2hp Hydrostorm pump and Multicyclone, a water feature with a Waterco 1hp Supatuf booster pump, and a water leveler.- The attached double garage includes flaked epoxy flooring, a built-in kitchenette with a sink, cabinetry, a subway tile splashback, a bar fridge nook, sensor lights and a separate AC system to the main house.- Enjoy fully landscaped gardens, automatic dawn-dusk lights on the front pillars and low maintenance synthetic turf in both the front and back yards plus a programmable 4 zone automatic irrigation system for the gardens.

Outgoings: Council rates: \$2,996 approx. per annum  
Water rates: \$811.98 approx. per annum  
Rental return: \$900 approx. per week

Welcome to 29 Heritage Drive, Chisholm, an exquisite Metricon display home built in 2017. This residence exudes luxury and functionality, featuring a rendered brick and Colorbond roof with 2.7m ceilings and 2.45m high doors throughout. The exterior is enhanced with wide street frontage and meticulously landscaped gardens with established trees. The home boasts Merbau timber decking, timber baton features on the façade, an exposed aggregate driveway and footpaths with an electric remote sliding gate to the driveway. Step inside to a spacious and welcoming entryway adorned with engineered timber floorboards and a custom timber door. The formal lounge offers wool carpet, LED downlights, sheer curtains, plantation shutters, roller blinds, fabric valances, and ducted air conditioning, creating a perfect blend of comfort and elegance. The media room, fitted with wool carpet, LED downlights, roller blinds, timber frame windows, and ducted AC, features a recessed wall for a TV unit and a 20mm Caesarstone benchtop and cabinetry. The main bathroom is a haven of relaxation with large format floor-to-ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a freestanding bath, brushed stainless steel hardware, a heated ladder towel rail, and a large mirror overhead. Each bedroom is thoughtfully designed with wool carpet, LED downlights, ducted AC, and mirrored sliding built-in robes. The master retreat located in its dedicated wing enjoys engineered timber flooring, LED downlights, ducted AC, a recessed feature nook for the art piece, a large walk-in robe with built-in shelving, and a sectioned-off study/entertainment area. The ensuite offers luxurious amenities, including large format floor-to-ceiling tiles, four vertical Thermorail heated towel rails, a large his and hers floating vanity, 20mm Caesarstone benchtops, above-mount basins, a freestanding bath, a shower recess with a rain shower head, and a separate WC. The open plan kitchen, living, and dining area feature LED downlights, engineered timber flooring, ducted AC, plantation shutters, and ceiling-mounted speakers. The kitchen is a chef's dream with a 20mm Caesarstone benchtop, breakfast bar, undermount sink with a mixer tap, three pendant lights, textured subway tile splashback, 900mm Fisher & Paykel oven, 5-burner gas cooktop, dishwasher, timber servery window to the alfresco, soft-close drawers and cabinetry, integrated microwave, built-in wine storage, and a butler's pantry with ample storage. The alfresco area is perfect for entertaining with a remote-control built-in gas fireplace, Merbau timber decking with a large format paver centrepiece, timber panel ceiling with LED downlights, a built-in BBQ with a concrete bench, and a gas bayonet for your outdoor cooking. The property also includes a stunning salt chlorinated pool with inground cleaning, water features with a separate pump, glass pool fence, and high-end pool equipment specifications. The attached double garage, equipped with a remote door, internal access, and epoxy flake flooring, adds convenience and style. Additional features include a 3000L water tank with a pump, an instant gas hot water system, installation and

sarking for the roof, Opticomm NBN connection, 3-phase power, Daikin ducted air conditioning (1 zone), App and remote controlled alarm system, new curtains and blinds throughout, and freshly painted interiors, plus programmable 4 zone automatic irrigation system for the front and back gardens. This property is the epitome of luxurious living, offering unparalleled quality and style in every detail. A property presenting this standard of luxurious living, set in the blue ribbon suburb of Chisholm is certain to draw a large volume of interest. 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;- Located just ten 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.- A moments walk to quality local schooling with St Bede's Catholic College and St Aloysius Catholic Primary right at your doorstep.- 15 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providores and coffee that draws a crowd.- 35 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 Inspections. Disclaimer: 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.