

3 Beavis Road, North Rothbury, NSW 2335

House For Sale

Wednesday, 12 June 2024

3 Beavis Road, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 634 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

PROPERTY PREVIEW

Property Highlights:- BRAND NEW HOME! - FENCES WILL BE INSTALLED PRIOR TO SETTLEMENT!- Builder warranty & insurance all passed on to the buyer - Wide 6.5m side access for caravans, boats & trailers!- A spacious family home in a peaceful location.- Three living spaces, with a media room, a home office, and a huge open plan living and dining room bathed in natural light.- A stunning kitchen with white soft close cabinetry, a waterfall island bench and breakfast bar, 40mm Caesarstone benchtops, a black subway tiled splashback, an Omega 900mm oven with a 5 burner gas stove and rangehood, an Omega dishwasher and integrated microwave, plus a butler's pantry with 20mm Caesarstone benchtop and subway tiled splashback.- Four generous bedrooms, all with plush carpet and large windows, three with built-in robes and the master with a walk-in.- Contemporary family bathroom with a built-in tub, wide vanity and a large shower with a recess, the ensuite with a twin vanity.- Rinnai ducted air conditioning with two zones, plus instant gas hot water.- Lovely front patio and a rear alfresco with non-slip tiles, LED downlights and a gas bayonet. - Grassed yard for the kids and pets to play (fencing will be installed free of cost to the buyer), wide side access, plus double attached garage with internal access.- Bosch alarm system and a BTicino security system.Outgoing:Council Rates: \$1,364 approx. per annum (pre build)Rental Return: \$780 approx. per weekNestled in a peaceful semi-rural setting, this gorgeous four bedroom family home offers a fabulous blend of luxury, comfort, and convenience. Located amongst other quality homes in a family friendly neighbourhood, this property is perfect for those seeking a serene lifestyle without compromising on modern features.Situated a short drive from the celebrated Hunter Valley Vineyards, and an hour from Newcastle's vibrant city centre and stunning coastline, this home combines the charm of country living with urban convenience. Whether you're looking for a relaxing retreat or an adventure filled weekend, you'll be ideally positioned for both. The property is close to Huntlee, an amazing location just off the Hunter Expressway, complete with shops, a tavern, cafes, recreation facilities, child care, and everything you could need at your fingertips. Arriving at the home, a rendered brick and Colorbond roof facade, along with a lovely expanse of grass and a tiled front patio, create a charming first impression. The wide driveway leads to a double attached garage with internal access, ensuring convenience and security.Stepping inside, you are greeted by a large, welcoming entryway revealing the home's appealing neutral paint palette and contemporary downlighting. The combination of tiles and carpet throughout the house adds to the modern and comfortable atmosphere, with roller blinds providing added privacy.The master bedroom, located at the front of the house, features large windows overlooking the front yard, is carpeted, and includes a ceiling fan, a walk-in robe, plus an ensuite including a shower with a recess, and a large vanity with double basins. The perfect spot to relax at the end of a long day.A comfortable media room, accessible through frosted glass doors, is carpeted, with a high window, and is a great size for curling up with the family to watch a movie.Right at the centre of the home, the open plan living and dining area is another highlight. Tiled flooring and large windows allow for plenty of natural light, creating a bright and airy environment that is perfect for both everyday living and entertaining guests.The stunning kitchen is a chef's dream, featuring 40mm Caesarstone benchtops, a waterfall island bench and breakfast bar, and a dual sink. Gleaming white soft close cabinetry and a black subway tiled splashback add to the contemporary feel. The butler's pantry, equipped with a sink, 20mm Caesarstone benchtop, and subway tiled splashback, offers additional storage and prep space. High end Omega appliances, including a 900mm oven with a 5 burner gas stove, an integrated Omega microwave, a range hood and a dishwasher, complete this impressive kitchen.Located off the living room is a family bedroom wing, including the generously sized home office, featuring a window overlooking the rear yard. This room is perfect for those working from home or can serve as a kids' rumpus room, given that it is conveniently located in the same wing as the family bedrooms.The three additional family bedrooms are generously sized, each with a ceiling fan and built-in robes. Also found in this wing of the house is the family bathroom, which includes an inbuilt bathtub, a wide vanity, and a large shower with a recess. A dedicated laundry with quality fixtures adds to the home's functionality.Outdoor entertaining is a delight with glass sliding doors opening to a sunny, undercover alfresco area with non-slip tiles, LED downlights and a gas bayonet. The expansive grass area is perfect for letting the kids and pets run free.Additional features of this home include Rinnai ducted air conditioning with 2 zones, instant gas hot water, a Bosch alarm system, and a Bticino security system, ensuring comfort and peace of mind for your family.Don't miss the opportunity to make this stunning property your new family home. With its prime location, high quality finishes, and thoughtful design, it's the perfect place to create lasting memories. 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;- Only 10 minutes to the friendly township of Huntlee which boasts a supermarket, tavern, schools and shops.- A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class

events, right at your doorstep!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to the bustling centre of Cessnock, offering all the services, retail and dining options you could need.- 35 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct with its bustling social scene.- A short drive to the Hunter Expressway, connecting you to Newcastle and Lake Macquarie with ease.***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.