

# 3 Errol Crescent, Heddon Greta, NSW 2321

## Sold House

Thursday, 7 March 2024

3 Errol Crescent, Heddon Greta, NSW 2321

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 2058 m2

Type: House



Nick Clarke  
0240043200



Elizabeth Berrick  
0240043200

**\$1,650,000**

Property Highlights:- Stunning 2011 brick and Colorbond home in the family friendly suburb of Heddon Greta.- Luxury kitchen with pendant lights, 20mm Caesarstone benchtops, a breakfast bar, filtration system, subway tile splashback, 900mm Technika oven & 5 burner gas cooktop plus an integrated dishwasher.- Formal lounge plus open plan living room with ceiling fans and a freestanding combustion fireplace.- Large master suite with a ceiling fan, a generous walk-in robe and a luxurious ensuite with a twin sink vanity with a 20mm Caesarstone benchtop, separate WC and large shower.- 3 additional bedrooms, all with carpet, ceiling fans and built-in robes, one with a second ensuite.- 5th bedroom or home office or rumpus, with hybrid flooring, ceiling fan and access to the rear deck.- Contemporary family bathroom with a built-in bathtub and separate WC.- Derby 2 zone ducted air conditioning, split system air conditioning and ceiling fans.- High ceilings with step cornices, floating floorboards, new carpet, freshly painted + plantation shutters.- Covered timber alfresco with a huge Merbau deck extension, with a high ceiling, an outdoor freestanding combustion fireplace and a stainless steel outdoor kitchen with a hot and cold tap, sink, Beefmaster BBQ and a built-in bar fridge.- 9 x 4.4m inground salt chlorinated pool with lights, spacious grassed yard, cubby house and swing set and rear gate access to the council path. - Double garage and studio with new carpet, fresh paint, ceiling fan, kitchenette with a stainless steel sink and Technika oven, large potential bedroom (STCA) with an ensuite and split system air conditioning.- 10kw solar system with 24 panels and a 25,000L water tank.- Triple attached garage with internal access, fully resealed driveway with wide concrete side access.

Outgoings: Council Rates: \$2,740 approx. per annum  
Water Rates: \$811.98 approx. per annum  
Rental Return: \$900 approx. per week

Welcome to your spacious haven in the heart of Heddon Greta. This inviting brick and Colorbond home boasts five bedrooms, offering ample space for a growing family, alongside a versatile floor design and a host of hidden extras just waiting for you to discover. Heddon Greta is a well positioned suburb, enjoying convenient access to the Hunter Expressway, connecting you to the city, vineyards and lake with ease. The front of this home has a commanding street appeal, with a wide frontage adorned with lush, established gardens and expansive green lawns. Enhanced by new sandstone landscaping and a verandah stretching across the entire frontage, the property offers ample parking with its attached triple garage and fully resealed driveway, complemented by convenient concreted side access. Step into the wide front foyer of this home, where high ceilings adorned with an elegant step cornice welcome you. Throughout the interiors, you'll find a harmonious blend of hybrid floating floorboards and new carpet, complemented by the fresh paint and aluminium plantation shutters adorning each room. Accessible through double doors, the formal lounge room at the front of the home exudes sophistication with its plush carpeting, offering serene views of the manicured front lawn through large windows. Also located at the front, the master suite awaits behind double doors, featuring plush carpet flooring and ample natural light filtering through large windows. This gorgeous retreat boasts a spacious walk-in wardrobe and a luxurious ensuite, complete with a twin sink vanity with a 20mm Caesarstone benchtop, and a generously sized shower. The bedroom wing of this home offers three spacious family bedrooms, each adorned with built-in robes and ceiling fans. One of these bedrooms boasts its own ensuite, featuring luxurious amenities such as a 20mm Caesarstone benchtop and a shower. Additionally, the main family bathroom mirrors the same level of luxury, along with a built-in bathtub and a separate WC. Completing this section is a convenient laundry. The vast open-plan kitchen, living, and dining area provides abundant space for everyone to come together, enhanced by three ceiling fans and the inviting warmth of a Norseman Combustion fireplace, all while offering views of the rear yard for a truly relaxing atmosphere. The luxurious kitchen boasts ample storage and elegant touches such as two stylish pendant lights illuminating the 20mm Caesarstone benchtop and breakfast bar, complemented by a dual stainless steel sink with filtration and subway tile splashback. Equipped with premium appliances including a 900mm Technika oven, 900mm 5-burner gas cooktop, and a dishwasher, it will please the fussiest of home cooks. Adjacent to the main living area, a versatile room awaits, offering endless possibilities as a fifth bedroom, home office, playroom, or games room. Enhanced by hybrid floorboards, a ceiling fan, and convenient access to the outdoor timber deck through a glass sliding door, it provides a flexible space to suit your lifestyle needs. Step outside to the expansive alfresco area, where a covered outdoor space seamlessly merges with a huge Merbau timber deck extension, complete with a high ceiling and stainless steel outdoor kitchen featuring a hot and cold tap, sink, Beefmaster BBQ, and built-in bar fridge. Enjoy gatherings around the outdoor freestanding combustion fireplace, with a bar area offering direct views of the pool. You will love summer days with the newly installed 9x4.4m inground salt chlorinated pool, complete with illuminating lights for a spectacular swimming experience. The spacious yard, bordered by new large sandstone blocks, provides a tranquil backdrop of leafy

views and ample space for outdoor activities. Fully fenced with rear gate access from the council path, it also features a sizable elevated cubby house and swing set for endless outdoor fun. Discover the hidden gem of a Colorbond double garage in the backyard, complete with an attached studio. The studio offers a spacious open-plan kitchen, living, and dining area with new carpet, fresh paint, and a ceiling fan, alongside a kitchenette with a dual stainless steel sink and a Technika oven. Additionally, there's potential for a large bedroom (Subject to Council approval) with a carrier split system and ensuite, featuring a ceramic top vanity, shower, and WC, providing a versatile and comfortable retreat. Additional features include a 10kw solar system with 24 panels, Derby Ducted 2 zone air conditioning, split system air conditioning, and a 25,000L water tank, ensuring sustainable living and year-round comfort. This incredible home, with room to fit the whole family with ease, will garner a wide variety of interested 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 20 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.- Surrounded by quality homes in a family-friendly community.- Within 5 minutes of the bustling town of Kurri Kurri for all of your daily needs.- Only 40 minutes from the city lights and beaches of Newcastle.- An easy drive to the Hunter Expressway, connecting you to all the sights and delights of the Hunter Valley or the shores of Lake Macquarie within 30 minutes.\*\*\*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.