

# 3 Lizard Street, Maitland Vale, NSW 2320

## House For Sale

Wednesday, 8 November 2023

3 Lizard Street, Maitland Vale, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2112 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Spectacular 2019 built home set on a beautiful 2112 sqm lifestyle block.- Spaciously designed with a stunning open plan living/dining area, a dedicated home theatre plus a rumpus room.- Four bedrooms, the master suite with a large walk-in robe and a luxury ensuite.- Pristine gourmet kitchen with 20mm Caesarstone benchtops, quality appliances, a window splashback, a walk-in pantry, plus an island bench with a breakfast bar.- Stylish floating floorboards, premium carpet, a fresh paint palette, plantation shutters, ceiling fans + LED downlighting throughout.- Samsung 4 zoned ducted air conditioning, a 5kW solar system + Rinnai instantaneous gas hot water.- A dream alfresco area with a hardwood timber deck, ceiling fans, LED downlights and retractable shade screens.- A massive grassed yard with landscaped gardens + a 3000L water storage tank.- An attached double garage with epoxy flake flooring and internal access + an additional Colorbond shed.

Outgoings: Council rate: \$2,564 approx. per annum  
Water rate: \$825.42 approx. per annum  
Rental return: \$750 approx. per week

Set amongst quality homes on enviable lifestyle blocks, this spectacular 2019 built residence boasts a spacious floor plan, luxurious inclusions throughout, and is set on a massive 2112 sqm corner block, offering the rare chance to enjoy a semi-rural lifestyle, within easy reach of city conveniences. Perfectly positioned, the picturesque suburb of Maitland Vale is located within 15 minutes of Maitland's heritage CBD and the established suburb of Rutherford, offering all the retail, services, dining and recreation facilities you could desire. Further afield, you'll find the Hunter Valley Vineyards a short 30 minute drive from home, and the city lights of Newcastle a 50 minute commute, providing an easy connection to the best sights and delights the region has to offer.

Arriving at the property, you'll take in the sweeping front lawn and the stunning landscaped grounds, with beautiful sandstone blocks and classic farmhouse style fencing, providing a breathtaking first impression. A large driveway leads to an attached double garage and the spectacular home built, with its striking facade of a brick/Weatherboard and Colorbond roof construction. Stepping inside you will arrive in the spacious entry hall, revealing the fresh neutral paint palette, stylish floating floorboards, and the contemporary LED downlighting found throughout the home.

Set at the entrance is the spacious master bedroom, featuring plush carpet, a large walk-in robe, and a ceiling fan, complementing the ducted air conditioning found throughout the residence. Completing this ideal retreat for the parents is a luxury ensuite that boasts glistening floor to ceiling tiles, a vanity with a 20mm Caesarstone benchtop, a separate WC, and a large shower with a built-in recess. A further three bedrooms are located at the rear of the home, all enjoying the luxurious feel of premium carpet underfoot, ceiling fans and built-in robes. Servicing these bedrooms is the pristine family bathroom which comes complete with sleek floor to ceiling tiles, an inviting freestanding bathtub, a floating vanity with a 20mm Caesarstone countertop, and a large shower with stylish black fittings throughout. A dedicated laundry room is located close by, featuring a 20mm Caesarstone benchtop, a subway tiled splashback, overhead storage and handy direct access to the yard.

Designed for the modern family, you will find a range of living spaces for everyone to enjoy, including a dedicated media room with plush carpet flooring and sliding doors to create that cosy home cinema feel. In addition, there is a versatile living space in the bedroom wing, ideally suited to a playroom for the kids or an extra lounge room for all to enjoy. Set at the heart of the home is the striking open plan living, dining and kitchen area, complete with soaring raked ceilings, clerestory windows and chic ceiling fans, providing a breathtaking space to relax with family and entertain guests. The pristine gourmet kitchen overlooks this stunning open plan living area, with a spacious island bench with a breakfast bar taking centre stage. There are quality appliances in place including a 900mm Omega oven, a 5 burner gas cooktop, an integrated rangehood and a dishwasher, sure to please the most discerning home chef. There is ample storage on hand in the surrounding cabinetry and a huge walk-in pantry for all your kitchen appliances and more. Packed with luxurious inclusions this incredible kitchen features sleek 20mm Caesarstone benchtops, a recessed sink with a mixer tap, a striking window splashback, white subway tiles, and a servery window opening out to the alfresco. Wrap around glass stacker sliding doors offer a seamless connection between the indoor/outdoor living zones, opening out to a dream alfresco area. There is a spacious hardwood timber deck that offers both covered and sunlit areas to enjoy, along with ceiling fans, LED downlights and retractable shade screens, offering the perfect setting to dine, relax and entertain during all seasons. The generously sized block provides a massive grassed backyard, with established gardens and a dedicated fire pit area, sure to prove popular during the cooler seasons. Storage of your cars and big kids' toys will prove no issue in this home, with an attached double garage with internal access and epoxy flake flooring, along with an additional Colorbond shed with stylish barn style timber doors to the side of the home. A stunning residence of this calibre, set on such an enviable lifestyle block is sure to draw a large volume of interest from a broad range of buyers. 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;- 15 minutes to Rutherford, with a range of schools, homemakers centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc...- 15 minutes to Maitland's heritage CBD and the revitalised Levee riverside precinct.- 50 minutes to Newcastle CBD & beautiful beaches.- 30 minutes to the Hunter Valley Vineyards.- 1 hour to the pristine shores of Port Stephens.\*\*\*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.