

# 3 Margan Street, Cliftleigh, NSW 2321

## Sold House

Wednesday, 27 September 2023

3 Margan Street, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 531 m2

Type: House



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## Contact agent

Property Highlights:-  
Stunning 2021 Beachwood Homes build, with open plan living/dining plus a dedicated media / formal lounge room.  
Impressive kitchen with quality Inalco appliances, gas cooking, 20mm Caesarstone waterfall benchtops, a window splashback, plenty of storage + an island bench with a breakfast bar.  
Daikin ducted 2 zoned a/c, quality flooring + contemporary lighting throughout.  
Spacious alfresco complete with large format tiles and downlighting, overlooking the grassed yard and landscaped gardens.  
Attached double garage with internal access to the home + dual side access to the yard.  
Security system + 3000L water tank.  
Outgoings: Council Rate: \$1,896.00 approx. per annum  
Water Rate: \$754.98 approx. per annum  
Rental Return: \$680 approx per week  
Enjoy that new home feel without the wait, with this 2021 Beachwood Homes built home, ready for one lucky new owner to move in and enjoy, straightaway!  
Located in the ever popular, family friendly suburb of Cliftleigh, this ideally located home enjoys easy access to local schooling, a shopping complex, and the lovely Cliftleigh Meadows just a 5 minute stroll, perfect for the active family.  
Further afield, you'll be delighted to find Maitland's heritage CBD and riverside Levee precinct a short 15 minutes from home, and the Hunter Expressway just moments away, connecting you to the pristine shores of Lake Macquarie and the world famous Hunter Valley Vineyards in no time at all! Arriving at the home, an appealing brick and Colorbond roof facade provide a pleasing first impression. The warm welcome continues as you step inside, with stylish vinyl floorboards, contemporary down lighting, ducted air conditioning, and a crisp neutral paint palette impressing at first glance.  
Designed for relaxed family living, you'll find multiple spaces within the home to enjoy your downtime, including a dedicated formal living/media room located at the entrance, enjoying views across the front yard from the large windows in place.  
Moving along the hall, you'll arrive in the generously sized open plan living, dining and kitchen area, providing the perfect setting to relax and connect with loved ones. The pristine kitchen seamlessly blends with the open plan design, featuring a large island bench that includes a breakfast bar, a double stainless steel sink, 20mm Caesarstone waterfall benchtops, and feature pendant lighting, taking pride of place in the heart of the home.  
There is ample storage on hand in the surrounding cabinetry and walk-in pantry for all your kitchen wares, and stylish additions such as a stunning window splashback, subway tiles, and chic matte black fittings throughout.  
The home chef will be delighted to find quality Inalco appliances in place including a dishwasher and a 900mm oven with a five-burner gas cooktop, ready to whip up your gourmet meals straight away!  
There are four bedrooms found within the home, offering a space for everyone to call their own. The master suite has been placed towards the entrance, providing additional privacy for the adults of the family. There is ample room for a king sized suite, a large walk-in robe, and a luxurious ensuite that boasts a twin wall-hung vanity and a spacious walk-in shower with a built-in recess, and sleek floor to ceiling tiles, adding a stylish touch.  
The remaining three bedrooms are set behind a private hall at the rear of the home, all enjoying the convenience of built-in robes and premium carpet, providing a luxurious feel underfoot. These rooms are serviced by the main family bathroom located along the hall that features stunning floor to ceiling tiles, an extra large vanity, a separate built-in bathtub, shower and chic matte black fittings throughout.  
Dual sets of glass stacker sliding doors in the living area provide a lovely connection between the indoor-outdoor living spaces, opening out to a spacious, paved alfresco area complete with downlighting, providing the perfect setting for all your outdoor cooking, dining and entertaining needs.  
There is plenty of green grass running along the side of the home for kids and pets to play, and lovely established garden beds in place, with a 3000L water tank ready to keep the grounds thriving. An added bonus is the dual side access, providing convenient access on either side of the home.  
Storage of your cars and toys has not been overlooked, with an attached double garage complete with internal access providing all the space you could need, plus a large driveway out the front for any extras!  
Perfectly positioned only minutes from the Hunter Expressway, taking you to Newcastle in 45 mins, Lake Macquarie in 30 mins, or the Hunter Valley Vineyards in 20 minutes, this ideally located suburb provides easy connection to the best our region has to offer.  
A contemporary home of this nature is sure to attract a large volume of interest from a wide range of 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:-  
7 minutes to Hunter Valley expressway, connecting you to the shores of Lake Macquarie and the world-famous Hunter Valley vineyards in no time!  
A short 5 minute walk to Cliftleigh Meadows Park where you can enjoy the playground and explore the leafy walking track.  
15 minutes to Maitland CBD with grocers, cafes, restaurants, Kmart, schools, train stations, pubs and so much more.  
8 minutes to Kurri Kurri CBD and 5 minutes to Kurri Golf Course.  
20 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options close to home.  
\*\*\*Health & Safety Measures are in Place for Open Homes

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