

31 Forest Hill Drive, Oakhampton Heights, NSW 2320

House For Sale

Saturday, 20 April 2024

31 Forest Hill Drive, Oakhampton Heights, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 22

Area: 1 m2

Type: House



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Expression of Interest Closing 28th May @ 5pm

Property Highlights:- A stunning home boasting a spacious floor plan, a sophisticated design and luxurious inclusions throughout.- Multiple living areas including a formal living and dining room, a home office, a media room plus an open plan living/dining area.- A breathtaking kitchen featuring 60mm Caesarstone benchtops, 2-pack soft close cabinetry, a dual Mercer sink with a Franke mixer tap, plumbing for the fridge, gas cooking, quality appliances plus a breakfast bar.- Four bedrooms, all with built-in robes, quality wool carpet and ceiling fans.- A luxury ensuite and main bathroom featuring floor to ceiling tiles, a herringbone feature tile, vanities with soft close cabinetry and 40mm Caesarstone benchtops and walk-in showers with built-in recesses, with a freestanding bath and separate WC in the main.- 3 metre high ceilings with feature cornices, ironbark hardwood timber flooring, LED downlights, plus chic plantation shutters.- Ducted air conditioning, ceiling fans, plus a wood fireplace in the formal lounge and in the open plan living room. - Lovely alfresco with a tiled area, overlooking the sparkling inground pool complete with a retractable pool enclosure ensuring all year round comfort.- A spacious backyard with plenty of green grass, landscaped gardens, veggie gardens, water fountains, plus a separate fenced paddock ready for all your equine pursuits. - A 10.2kW solar system and a 5000L water storage tank.- Separate 8 car garage with a showroom fitout, epoxy flake flooring, attached 4 bay carport plus an additional Colorbond stable with an extra high centre roller door.

Outgoings: Council Rate: \$4,420 approx per annum
Water Rate: \$873.54 approx per annum
Rental Return: \$1,200 approx per week

Taking luxurious living to dazzling new heights, we proudly present 31 Forest Hill Drive to the market. With a spacious open floor plan, a sophisticated design and premium inclusions throughout, this spectacular home has been crafted to impress! Ideally located in the lovely township of Oakhampton Heights, this property enjoys a semi-rural location whilst still being connected to the conveniences of city living. You'll be delighted to find the Hunter Valley Vineyards just 25 minutes from home, the city lights and beaches of Newcastle a 50 minute drive, and the centres of Rutherford and Maitland within easy reach. Arriving at the property you'll be welcomed by traditional post and wire fencing and a grand solar powered entry gate that opens out to the long driveway that features immaculately presented hedges on either side. There is a sweeping grassed lawn, established trees and stunning feature water fountains, offering a pleasing impression at first glance. The home itself is a sight to behold, built with brick and a galvanised iron roof, and framed by a classic bullnose verandah with decorative lacework. A separate 8 car garage sits beside the home, with a 4 bay carport, epoxy flake flooring and a facade that matches the home. Moving inside you'll take in the home's stunning interior, with premium features and a classic design throughout. There are 3 metre high ceilings with feature cornices, stunning ironbark hardwood timber flooring, LED downlighting, and chic plantation shutters throughout. The grand foyer includes a stunning archway feature and striking antique chandeliers, setting a stylish tone from the point of entry. To one side are the inviting formal living and dining rooms, featuring a wood fireplace and quality wool carpet underfoot. To the other side of the hall is a dedicated home office which includes built-in soft close cabinets and a 40mm Caesarstone benchtop. Further into the home is a media room, with a TV bracket in place, perfect for those family movie nights with popcorn in hand. Set at the heart of the home is the breathtaking open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding door leading to the yard. There is a wall bracket for your TV and a lovely wood fireplace with a Caesarstone base, perfect for cosying up over the cooler seasons ahead. The gourmet kitchen has been designed with no expense spared, here you will find a gleaming 60mm Caesarstone top, 2-pack shaker style soft close cabinetry, a subway tile splashback, a dual Mercer undermount sink with a Franke mixer tap, plumbing for the fridge and handy USB ports. There is a Smeg oven with a 4 burner gas cooktop on offer, a rangehood and a breakfast bar for your casual dining. There are four bedrooms on offer in the sleeping quarters of the home, all featuring stylish plantation shutters, ceiling fans with lights, built-in robes and enjoying the luxurious feel of premium wool carpet underfoot. The master suite includes a bracket for your TV, lovely windows providing a serene view of the yard and pool, and a stunning ensuite that includes floor to ceiling tiles with a Herringbone feature, brushed stainless steel fittings, a vanity with soft close 2-pack cabinetry and a 40mm Caesarstone benchtop, plus a walk-in shower with a built-in recess and a rain showerhead. The main family bathroom services the remaining rooms, boasting the same stunning tiles and vanity as the ensuite, along with a walk-in shower with a built-in recess and rain showerhead, a separate WC, and an inviting freestanding bath, with a bracket for the TV offering ultimate relaxation. Located within this wing of the house is the dedicated laundry that includes upgraded push-press cabinetry, a 40mm Caesarstone benchtop, a stylish Herringbone tiled splashback, an undermount sink and a hanging rail. The grand design and impressive features continue as you step outside where you will find a lovely undercover alfresco and an expansive paved area, offering plenty of room

for your outdoor cooking, dining and entertaining. Taking centre stage in the yard is a sparkling inground pool a fully retractable enclosed pool shelter, ensuring year round comfort and certain to deliver hours of fun for the kids and relaxation for the adults alike. The generously sized 3.63 acre parcel of land provides a massive backyard that includes a dedicated fire pit area, plenty of green grass for kids and pets to enjoy, two raised veggie patches, a passionfruit vine, a lime and avocado tree. A separate fenced paddock provides the perfect space for all your equine pursuits. In addition to the separate 8 car garage, there is a three bay stable shed, with the middle bay featuring an extra high roller door for the caravan or horse float, and a covered concrete pad as well. Loaded with premium extras, this exceptional home also includes ducted air conditioning, a 10.2kW solar system, a 5000L water storage tank, bottled gas for the stove, and brand new security screens throughout. Offering a level of sophisticated living seldom presented to the market, this sensation home 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;- The closest acreage estate to Maitland CBD, only 5 minutes away. Maitland CBD has an abundance of boutique shopping, supermarkets, bars, cafes, restaurants, retail, service, and everything you could possibly need.- Backing into Walk Water Works with amazing picnic areas, walking trails & so much more.- Oakhampton Heights is only home to 45 properties, giving a very boutique & highly sought-after estate. Along with having the highest sale prices in the whole of Maitland.- 25 minutes to the award winning restaurants, cellar doors and attractions of the Hunter Valley.- 50 minutes to the pristine shores of Port Stephens.- 40 minutes to Newcastle Airport.- 40 minutes to the beaches and city lights of Newcastle.***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.