

31 Swiftwing Close, Chisholm, NSW 2322

House For Sale

Saturday, 3 February 2024

31 Swiftwing Close, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 730 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Immaculately presented residence nestled on a 730.6 sqm flat parcel of land in a prime Waterford Estate location.- Spacious living areas including a formal lounge room, a home theatre, plus an impressive open plan living/dining area.- Gourmet kitchen featuring 20mm Caesarstone benchtops, quality appliances, gas cooking, a mirrored splashback, a walk-in pantry, plus an island bench with a breakfast bar.- Four bedrooms, the master suite with a walk-in robe and a luxurious ensuite.- Stylish floating floorboards, plush carpet, high ceilings with LED downlights + a fresh paint palette throughout.- Upgraded Daikin multi-zone ducted air conditioning, instant gas hot water + a 6.5kW solar system with 24 panels.- Covered alfresco area with large format outdoor tiles, 2 x ceiling fans, downlights + outdoor power points.- Sparkling in-ground heated salt-chlorinated pool with a water feature, lighting and a frameless glass fence surround.- Grassed backyard with landscaped gardens, dual side access, and a concrete pad for the BBQ.- Attached double garage with internal access + two garden sheds in the yard.

Outgoings: Council rates: \$2,444 approx. per annum
Water rates: \$825.42 approx. per annum
Rental Return: \$800 approx. per week

Those seeking their new dream home, look no further than this exquisite family home, set on a massive 730.6 sqm parcel of land at the very highest point in Chisholm. Boasting a spacious light-filled floor plan, luxurious features throughout, and resort style living in the yard, this spectacular residence delivers all you could desire and more! Ideally located in the highly sought Waterford Estate, this blue ribbon address provides easy access to quality schooling including St Aloysius Primary and St Bede's College, the newly approved Chisholm shopping village, and plenty of walking tracks and parklands to keep the kids entertained. Further afield, you'll find Newcastle's city lights and beaches a short 40 minute drive, Maitland's heritage CBD 15 minutes away, and the world renowned Hunter Valley Vineyards a brief 35 minutes from home, connecting you to the best of the Hunter region with ease. Built by Coral Homes, this home is set on an over engineered slab, with piers and waffle that could support a second story. Heavily modified, this impressive residence includes upgraded insulation, double-glazed tinted windows, and over 100k worth of upgrades and luxury inclusions throughout. Arriving at the home, you'll find a wide frontage, a sweeping Sir Walter grassed lawn and landscaped gardens, together with a large driveway leading to the attached double garage that offers internal access to the home, with side access for the van or boat. Built with an appealing brick and contemporary Colorbond roof construction, this home offers plenty of curb appeal from the point of arrival. The pleasing first impression continues as you step inside via the custom timber front door into the spacious entry hall, revealing the stunning floating floorboards, high ceilings with LED downlights, and the fresh paint palette afforded by the 3 stage wash and wear Dulux paint throughout. Thoughtfully designed, the master suite is set at the entrance to the home, offering additional privacy for the adults of the family. Featuring a ceiling fan, plush carpet, a spacious walk-in robe and a large tinted window looking out to the yard, this space has been perfectly designed for relaxation at the end of a long day. Completing this ideal parent's retreat is a luxurious ensuite that boasts floor to ceiling tiles, a shower with a built-in recess and a floating vanity with a 20mm Caesarstone benchtop. A further three family bedrooms are set at the rear of the home, all with upgraded plush carpet, built-in robes, ceiling fans and two with study nooks, perfect for homework in the afternoons. Servicing these rooms is the main family bathroom which includes floor to ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a shower with a built-in recess, an inviting freestanding bathtub and a separate WC for ultimate convenience. Designed for the modern family, you'll find a range of living spaces on offer, providing plenty of space to connect with loved ones or find a cosy corner to relax on your own. Midway along the entrance hall is a formal living room, with plush carpet flooring and a ceiling fan, complimenting the ducted air conditioning found throughout the home. On the other side of the hall is a dedicated home theatre, with double entrance doors, painted black feature walls, a ceiling fan, plush carpet, roller blinds and pre-wiring for surround sound for that authentic home cinema experience. The open plan living, dining and kitchen areas form the heart of the home, bathed in natural light from the surrounding window and glass sliding doors, offering the ideal space for mealtimes and enjoying your downtime. The show-stopping kitchen has been designed to impress, with 20mm Caesarstone benchtops, an island bench with a breakfast bar and chic pendant lighting overhead, a mirrored splashback, plumbing for the fridge, and a walk-in pantry for all your storage needs. The home chef will be delighted to find quality appliances in place including a 900mm Technika oven with a 5 burner gas cooktop. Dual sets of sliding doors provide a seamless connection between the indoor/outdoor living spaces, opening out to a lovely covered alfresco area, with large format outdoor tiles, two ceiling fans, downlights and outdoor power access, delivering an entertainer's dream to be enjoyed. Taking centre stage in the yard is the sparkling 8.5m x 4.4m heated and cooled inground salt-chlorinated pool, with a water feature and lighting,

which is framed by a glass pool fence, sure to provide endless hours of fun for the young and young at heart. The spacious backyard wraps around the property, with plenty of green grass for kids and pets to enjoy, landscaped gardens, a concrete pad for a BBQ area, dual side access, and two garden sheds for extra storage. Loaded with additional features, this remarkable property also includes a 6.5kW solar system with 24 panels, instant gas hot water, ducted air conditioning with a MyAir touchscreen interface and phone connectivity, plus so much more! A property offering a spacious floor plan, luxurious inclusions throughout, and resort style living in the yard, all set in a blue ribbon location such as this is bound to attract 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;- Located just 10 minutes from the destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College.- Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach.- An easy 15 minute drive to Maitland CBD and the revitalised riverside Levee precinct.- 10 minutes from the charming village of Morpeth, offering boutique shopping and cafes.- 40 minutes to the city lights and sights of Newcastle.- 35 minutes to the gourmet delights of the Hunter Valley Vineyards.***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.