

**33 Ann Street, Hinton, NSW 2321**



**Sold House**

Sunday, 20 August 2023

33 Ann Street, Hinton, NSW 2321

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3314 m2**

**Type: House**



Kristy Resevsky

**\$1,200,000**

Welcome to 33 Ann Street, Hinton – an architecturally designed residence that redefines contemporary living. Nestled on a sprawling 3,314m<sup>2</sup> residential block, this thoughtfully crafted home effortlessly blends modern minimalistic design with a convenient location and a tranquil rural ambiance. Unveil the Splendour: Step into a world where every detail is carefully considered. This home boasts a prime location, just moments away from local gems like the Victoria Hotel, Paterson River, and Hinton Public School. Historic Morpeth, the New Maitland Hospital, and Greenhills Shopping Centre are all just minutes away, offering a seamless blend of convenience and charm. The panoramic views of lush greenery and rural vistas from every window create a serene backdrop that's as inspiring as it is calming. A Sanctuary of Sustainability: Designed with an unwavering commitment to sustainability, this residence showcases an array of energy-efficient features. The 10kW solar system with 29 panels, accompanied by the 5kW Sonnen battery and mains power supply, ensures your carbon footprint remains minimal. Mitsubishi Electric ducted reverse cycle air-conditioning with 4 zones and a HeatCharm built-in slow combustion wood fire provide year-round comfort in an eco-conscious manner. Luxury and Elegance: The home exudes luxury from every corner. High ceilings and three-stepped cornices create an airy and grand ambiance. Clipsal light-up light switches and ceiling fans are thoughtfully integrated throughout. Large windows and louvres adorned with roller blinds allow you to control the natural light and ambiance with ease. The Heart of the Home: The stunning kitchen is a testament to modern design and functionality. 40mm bench tops with waterfall end stone bench, Neff appliances including steamer oven with side-by-side electric oven and additional warming tray, induction cooktop and integrated dishwasher coupled with streamlined cabinetry create an exceptional culinary space. The bi-fold serving window with roller blind connects the kitchen to the alfresco area, allowing for effortless entertaining. Designed for Living: With an open plan living area seamlessly flowing to the alfresco entertaining and rear verandah, this home invites you to savour indoor-outdoor living. A second living area/home office offers flexibility for relaxation, or private space for running a successful business from home. Bedroom Retreats: The master bedroom is a retreat within itself. Boasting stunning views that stretch across the picturesque landscape, this haven offers a walk-through robe that leads to your private ensuite. Begin and end your day with the luxury of space, natural light, and a serene ambiance that only a master suite of this calibre can offer. Thoughtful Design for Every Need: The second bedroom presents a clever fusion of form and function. Equipped with a built-in desk and ample storage, it offers a versatile space that caters to both productivity and comfort. Connected via a walk-through robe, this bedroom also enjoys direct access to the main bathroom, ensuring privacy and convenience. The third bedroom is also a testament to thoughtful design, featuring a four-door built in robe to accommodate your storage needs while maintaining a clean and uncluttered aesthetic. Tranquil Bathrooms: Both bathrooms are designed to be an oasis of tranquillity. With direct access from the main hallways, they boast floor-to-ceiling tiles that exude sophistication. Frameless glass shower screens offer a seamless transition, while floating vanities with sleek moulded basins contribute to the overall sense of space and modernity. Each bathroom features a separate toilet for added convenience, and the main bathroom is crowned with a deep soak bathtub, inviting you to unwind in style. Laundry and Storage: The functionality of the home extends to the fully equipped laundry, ensuring daily chores are a breeze. Additional storage rooms provide ample space for housing your belongings, keeping your living spaces clutter-free. Exquisite Exteriors: Step outside to experience the magic of the alfresco and verandahs adorned with LED downlights and festoon feature lighting. The wood-fired pizza oven on the rear verandah is perfect for gourmet evenings. A double garage with remote access, a side parking bay for a caravan or trailer, and a powered shipping container for extra storage are among the many practical features. A Location of Distinction: Situated in a prime locale, this property presents an idyllic lifestyle. Enjoy a short stroll to the Paterson River, the iconic Victoria Hotel, and Hinton Public School. Explore the charm of historic Morpeth, and access major facilities such as The New Maitland Hospital and Greenhills Shopping Centre within minutes. The coastal areas of Port Stephens and Newcastle are a mere 45 minutes away, and within 2 hours you can be in Sydney, connecting you to a world of opportunities. For more information or to arrange a private viewing, please contact Kristy Resevsky at 0488 677 000. Proudly presented by Kristy Resevsky Property, this masterpiece of modern living awaits your discovery. Copy this link to access the full list of inclusions: <https://bit.ly/InvisibleValue-33Ann>\* Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.