

# 33 Swiftwing Close, Chisholm, NSW 2322

## Sold House

Wednesday, 23 August 2023

33 Swiftwing Close, Chisholm, NSW 2322

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 781 m<sup>2</sup>

Type: House



Nick Clarke  
0240043200



Jade Perryman  
0240043200

**\$1,100,000**

Property Highlights:- Stunning 2020 built Eden Brae home on a generous 781.3 sqm block.- Ample living spaces with an open plan living/dining plus a formal lounge and home office.- Immaculate kitchen with quality stainless steel appliances, gas cooking, 20mm Caesarstone benchtops, a large island bench and a walk-in pantry.- Five generous bedrooms with built & walk-in robes and a luxurious bathroom and ensuite.- Actron 5 zone ducted air conditioning and ceiling fans throughout.- 15kW solar system, instantaneous gas hot water, and a security system.- Fresh, neutral paint palette, plantation shutters, stylish flooring and contemporary downlights throughout.- Alfresco entertaining area and low maintenance grassed backyard.- Attached double garage with internal access, garden shed and handy side access to the yard.

Outgoings: Council Rates: \$2,340.00 approx. per annum  
Water Rates: \$1,098.57 approx. per annum  
Rental Returns: \$820 approx. per Week

For those seeking a spacious, near new family home, look no further than 33 Swiftwing Close, Chisholm. This 2020 Eden Brae brick and tile roof home offers a spacious floor plan with thoughtful features throughout, on a generous 781.3 sqm block, ticking all the boxes for your new dream home! Ideally located on a lovely street, in the well regarded Waterford Estate, this expansive home enjoys easy access to all of your daily needs, with quality schooling, recreational facilities and shopping options nearby. This convenient living, together with the easy connection to Newcastle CBD and the Hunter Valley Vineyards, will see you enjoying the best of the Hunter region in no time. First impressions count and this lovely home does not disappoint. With a wide driveway, manicured grass front lawn and inviting front porch, there is plenty of street appeal on offer. Stepping inside through the wooden frosted glass front door, you are immediately struck by modern features such as hybrid flooring and plush carpet, plantation shutters and downlights, which feature throughout the home. Comfort is also assured due to the inclusion of ceiling fans and a five zone ducted air conditioning system. A clever floor plan provides an adult oasis at the front of the home, with the master suite and versatile living space immediately on your right. This main bedroom features a large window overlooking the front yard and provides ample natural light. There are twin walk-in robes, providing all the storage that you could ask for, and a huge ensuite that features a floating twin vanity and an extra large shower with a built-in recess. The living area in this space is currently used as a spacious home office, but would also make a delightful parent's retreat, nursery or 6th bedroom, should your needs require. Providing yet another inviting space in which to relax and unwind, the formal lounge room is the first space that you encounter as you move further into the home, complete with a recessed entertainment wall, perfect for those relaxing nights in front of the television. At the centre of this home is the spacious open plan kitchen, living and dining area, providing the perfect space to entertain family and friends. Framed by floor to ceiling windows and sliding doors, this space enjoys an abundance of natural light and immediate access to the entertaining area beyond. The contemporary kitchen features quality appliances including a Smeg 900mm oven and 5 burner gas cooktop, and a Samsung dishwasher, sure to impress the resident chef. There is plenty of preparation room on the 20mm Caesarstone benchtops and large island bench/breakfast bar, making family mealtimes a breeze. There is ample storage space in the surrounding cabinetry and walk-in pantry, as well as a stylish tiled splashback and both a mixer and filtered water tap. An expansive bedroom wing is found directly off the open plan living area, boasting a further four bedrooms, all enjoying the comfort of ceiling fans and premium carpet underfoot. Three of the bedrooms feature built-in robes, with a walk-in robe in the fourth. These rooms are serviced by the main family bathroom that boasts a large twin vanity, a freestanding bath, a separate shower with a built-in recess, and a separate WC. A tiled undercover alfresco area connects the inside living to the outdoors, providing the perfect setting for all your outdoor dining and entertaining needs. The generously sized block delivers a low maintenance grassed backyard that wraps around the rear and side of the home, with dual side access as an added bonus. Those seeking space for the cars and big kids' toys, do not despair, this home comes complete with an attached double car garage with internal access, plus a spacious charcoal colour sealed driveway, for any extras and a garden shed to boot! A home offering this level of flexibility, in the highly sought Waterford Estate is sure to draw a large volume of interest from our discerning buyers. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live;- Located just 10 minutes from the newly refurbished 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.- Within 8 minutes of the newly opened Maitland Hospital.- An easy 15 minute drive to Maitland CBD and revitalised riverside Levee precinct.- 10 minutes to the charming village of Morpeth, offering

boutique shopping and cafes.- 40 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.\*\*\*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.