

**33 The Avenue, Maryville, NSW 2293**



**Sold House**

Friday, 18 August 2023

33 The Avenue, Maryville, NSW 2293

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Donna Spillane



Patrick Skinner  
0466900302

## Contact agent

Discover the epitome of modern living in the heart of the vibrant inner-city suburb of Maryville. This stunning custom designed property showcases high-quality craftsmanship, luxury finishes and a contemporary aesthetic that sets it apart from the rest. Every aspect has been meticulously designed to create a harmonious home maximising comfort and functionality. Energy efficiency is paramount with solar electricity and commercial grade 'Comfort Lush' windows for noise insulation and thermal value. The first level is flooded with natural light creating a warm and inviting atmosphere. The stunning polished concrete heated flooring ties together the open plan living, dining and kitchen area. The modern kitchen is an entertainers dream with stone waterfall island, butlers pantry and high-end appliances. Perfect for today's indoor/outdoor lifestyle is the easy transition through bi-fold doors to an alfresco deck with soaring 6.5m ceiling. From here you can relax and enjoy a meal while overlooking the sparkling swimming pool, providing a private oasis. The bespoke Victorian Oak staircase leads you to the second level with beautiful Blackbutt flooring, a handy second living area and four comfortable bedrooms all with built-in robes and ceiling fans; the generous master boasts an ensuite and balcony. Situated in the sought-after suburb of Maryville, this exquisite custom designed home offers easy access to trendy cafes, parks, schools, the Foreshore and Newcastle's city centre.\* Custom designed home with high quality premium finishes\* Rare true north to rear block, above average size for Maryville\* Abundant natural light and polished concrete heated flooring\* Modern kitchen with butlers pantry and high-end appliances \* Master bedroom features an ensuite bathroom and balcony\* Blackbutt flooring on the upper level with Victorian Oak stairs\* All bedrooms with built-in wardrobes, ceiling fans and carpet\* Ducted a/c downstairs & individual bulkhead units to all rooms upstairs\* On-trend family bathroom with full-size tub and separate w/c\* Covered deck overlooking pool perfect for alfresco entertaining\* 13.8Kw solar capacity; commercial grade 'Comfort Lush' windows\* Secure garage parking for two vehicles; internal access  
\* Ride or walk along Throsby waters to Honeysuckle and CBD  
Council rates: \$617 p/qtr  
Water rates: \$311 p/qtr