

34 Collaroy Parade, Louth Park, NSW 2320

Sold House

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34 Collaroy Parade, Louth Park, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4014 m2

Type: House



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Property highlights:- A brand new, custom designed Malibu home on a dream 4014 sqm parcel of land.- Cleverly designed floor plan featuring four separate living areas and four spacious bedrooms.- Gourmet kitchen featuring 40mm Caesarstone benchtops, a dual undermount sink with a Caroma mixer tap, a built-in Fisher and Paykel microwave, an integrated Smeg dishwasher, and a 900mm Westinghouse oven with a 5-burner gas cooktop, a servery window to the alfresco area, a large breakfast bar + an enormous butler's pantry.- Expansive open plan living with a built-in combustion fireplace and floor-to-ceiling free form stone surround, extending to the top of the soaring cathedral ceilings.- Luxurious bathroom and ensuite with a floating vanity with a top-mount basin and a 20mm Caesarstone benchtop, a freestanding bathtub, a separate shower with a rain shower head + an additional powder room and a stunning laundry.- Panasonic 3 phase, 4 zone ducted a/c, combustion fireplace and ceiling fans throughout.- 2 instantaneous gas hot water systems and a 5000L water tank.- Fresh, neutral paint palette, floating floorboards and plush carpeting, roller blinds/curtains, and LED downlights throughout.- Alfresco entertainer's deck with LED downlighting, power, water and gas already connected, overlooking the massive backyard.- Attached double garage, 3 phase power and post and rail fencing.

Outgoings: Council rate: \$3,869 approx. per annum Water rate: \$825.42 approx. per annum Rental return: \$900 approx. per week

Nestled on a generous 4014 square metre semi-rural block in Louth Park, this custom-designed masterpiece is a true embodiment of modern elegance. Built in 2023, this residence offers the serenity of rural living while being within easy reach of the coast, city, and vineyards, whilst only 10 minutes to Maitland CBD and Green Hills Shopping Centre. Located on a peaceful street set among other quality homes, this property is your tranquil luxury escape. The front facade of this gorgeous home is a sight to behold, with an expanse of lush green lawn stretching across the front of the property, and a stunning contemporary design. Stylish charcoal coloured gables and a double garage door, VJ panel eaves, and a stunning tiled patio create a visually captivating entrance that sets the tone for the modern elegance found within. Step through the extra wide custom timber front door to enter a welcoming foyer that reveals contemporary floating floorboards, LED downlighting, and square set cornices. Luxury fittings adorn this space, setting the tone for the contemporary design that continues throughout the entire home. As you step inside, to your right, you'll find a well-appointed home office. This space is complete with ample storage, a ceiling fan for comfort, and a large window that offers picturesque views of the front yard, creating an inspiring work environment. The foyer gracefully opens into an expansive open plan area, encompassing the kitchen, living, and dining spaces. This impressive room features a built-in combustion fireplace with a floor-to-ceiling limestone surround, extending to the top of the soaring cathedral ceiling. VJ panelling adds character and a large ceiling fan ensures year-round comfort. With ample space for both lounging and dining, this area is a perfect gathering spot, with stacker glass doors providing uninterrupted views of the picturesque property beyond. Attached to this fantastic family space is the stunning media room. Premium carpeting provides comfort underfoot, and a ceiling fan ensures a pleasant atmosphere. The recessed wall is perfectly suited for your entertainment unit, making it an ideal space for movie nights and leisure. The luxury kitchen is the true gem of this stunning home and it gleams in pristine white, featuring 40mm Caesarstone benchtops, and a striking light feature over the breakfast bar. The vertical tile splashback adds a modern touch, and large servery windows connect to the alfresco area. It boasts a dual undermount sink with a Caroma mixer tap, a built-in Fisher and Paykel microwave, an integrated Smeg dishwasher, and a 900mm Westinghouse oven with a 5-burner gas cooktop. An expansive butler's pantry, complete with 40mm benchtops, a Parisi sink, and a Caroma mixer tap, offers ample storage. Privately located on one side of the house, the master suite is a haven of comfort and luxury. Premium carpeting graces the floor, and a ceiling fan keeps the space perfectly cool. The suite includes a huge walk-in robe with a built-in study nook or dressing table, offering convenience and style. The luxurious ensuite boasts large format tiles, a striking subway tile feature wall, a floating vanity with a top-mount basin and a 20mm Caesarstone benchtop, a freestanding bathtub for relaxation, and a separate shower with a rain shower head, providing the ultimate in comfort and sophistication. Conveniently located on the opposite side of the house, the three family bedrooms offer comfortable living for all. Each bedroom is equipped with ceiling fans and built-in robes, while plush carpeting adds to the cosy atmosphere. The main bathroom, mirroring the luxury features found in the ensuite, features a twin sink vanity for added convenience. An additional rumpus room at this end of the house provides the perfect space for a kids' playroom, complete with a ceiling fan and stacker doors that offer delightful views of the backyard, creating a space where fun and creativity can flourish. Heading outside, the massive undercover alfresco area, seamlessly accessed via the open plan living space, is an entertainer's dream. It features large format outdoor tiles, a VJ panel ceiling, LED downlights, and

convenient outdoor power and plumbing, with a gas bayonet for added flexibility. This expansive space allows for a generously sized outdoor kitchen, dining area, and ample room for relaxation. The seamless connection between indoor and outdoor living spaces creates an inviting atmosphere for gatherings and leisure. The expansive backyard is a blank canvas, ready for you to bring your rural dreams to life, whether it's raising chickens, cultivating vegetables or planting an orchard - the possibilities are endless and are just waiting for you to make your mark. A luxurious family home of this nature, set on such an expansive block, in a sought-after neighbourhood, is sure to attract a great deal of interest. 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 10 minutes of Maitland's newly revitalised riverside Levee precinct and heritage CBD. - A short drive to quality schooling options including Hunter Valley Grammar School. - Surrounded by quality homes on large blocks, in a semi-rural community. - A short drive from the Hunter Expressway for easy access to Sydney or the north coast. - 45 minutes to the city lights and sights of Newcastle. - 30 minutes to the gourmet delights of the Hunter Valley Vineyards. - 30 minutes to the picturesque shores of Lake Macquarie. ***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.