

# 34 Springfield Drive, Lochinvar, NSW 2321

## House For Sale

Sunday, 10 March 2024

34 Springfield Drive, Lochinvar, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 572 m2

Type: House



Cathy Cattell  
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Sasha Roberts  
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## Neg Range \$795,000 - \$875,000

Perfectly positioned within the family-friendly Hereford Hill Estate in Lochinvar, this home is ideal for those looking to secure their new family residence without the usual wait. Constructed by Eden Brae Homes in late 2022, this property offers a fantastic opportunity for a comfortable and timely move. This beautifully presented home is perfectly positioned within walking distance of a childcare centre, kids' playground, Lochinvar Public School, St Joseph's College, and St Patrick's Primary School; you'll also find yourself just a stone's throw from sporting fields, shops, and the renowned Hunter Valley Vineyards and Wine Country. Inside, you'll find multiple spacious living areas. The thoughtfully designed kitchen boasts a sizable walk-in pantry and a stunning modern design, complete with a gas cooktop - perfect for the aspiring chef in the family. Connected to the kitchen, the open-plan family/dining room effortlessly opens onto a spacious covered outdoor area, creating a comfortable and adaptable area ideal for entertaining. The master bedroom is generously proportioned, offering parents a tranquil sanctuary. The walk-in wardrobe and stylish private ensuite perfectly complement the space. Additional bedrooms have built-in robes, plush carpeting, and large windows for a cozy and inviting atmosphere. Comes with natural gas, 19 8kW solar panels, and a lifetime subscription to Solar Analytics for enhanced sustainability. This eco-friendly home boasts a 7.1 NatHERS Rating for energy efficiency, featuring LED lighting, roof ventilation, solar power, improved insulation, optimized site orientation, and upgraded glazing on selected windows. This quality home has many desirable features, including:- Fully fenced and secure yard ideal for pets and children- Wide side access for easy storage of cars, small boats or caravan- Family-friendly floorplan- Spacious bathroom with a freestanding deep bathtub, a separate shower, and an independent toilet and basin - an ideal setup for a bustling family- Ducted air conditioning throughout provides year-round comfort - Generous laundry with immediate access to the backyard- French doors connect indoor to outdoor living, and the sizeable undercover alfresco - Generous backyard with plenty of room to build an extra shed, pool or whatever your heart desires (STCA)- For extra security, this property is fully alarmed. Considering both the visual appeal and practical aspects, this property showcases exemplary modern living. Delve into the myriad possibilities and turn this house into your beloved home. Don't wait, call Cathy and her team today for more information or to book an inspection! Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources, we believe to be reliable, PRDnationwide Hunter Valley does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. PRDnationwide Hunter Valley accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.