

# 35 Yaldara Avenue, Thornton, NSW 2322

## Sold House

Monday, 13 November 2023

35 Yaldara Avenue, Thornton, NSW 2322

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 793 m2**

**Type: House**



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**\$1,200,000**

Property Highlights:- A grand family home in a family friendly estate, boasting luxurious fittings and meticulously landscaped grounds.- Brand new kitchen with a Westinghouse oven, a 5 burner gas cooktop and an integrated rangehood, an LG dishwasher, three servery windows to the outdoor alfresco, 40mm Caesarstone waterfall benchtop, a dual under mount sink, soft-close shaker cabinetry, a tiled splashback, wine fridge and a breakfast bar.- Five amazing living areas, including an open plan kitchen/living/dining, formal lounge, home office, theatre room and family rumpus.- Four generous bedrooms with built-in robes and a huge walk-in robe to the main.- A spacious ensuite and family bathroom plus a brand new downstairs bathroom with a 20mm Caesarstone waterfall benchtop, an under mount sink and a stunning tiled splashback.- Large format tiles, LED downlights, plush wool carpets, and plantation shutters throughout.- 8 zone Fujitsu ducted air conditioning, instantaneous gas hot water and a security system.- Front porch and undercover alfresco with an Ekodeck, a gas bayonet, a ceiling fan and Stratco Ambient retractable shades.- Sparkling saltwater inground pool with a shade sail, a large paved area and landscaped gardens.- Brand new pool house with a ceiling fan, raked ceilings, a kitchenette and a paved patio.- Double attached garage with internal access, a wide driveway that extends into the rear yard to an additional shed, providing room for all of the big toys.- 2005 build.Outgoings: Council Rates: \$2,760.00 approx. per annum Water Rates: \$825.42 approx. per annum Step inside this grand family home, built in 2005, and discover a spacious design that effortlessly accommodates the needs of modern family living. Located in the welcoming suburb of Thornton, this brick and tile residence offers stunning valley views that will have you captivated for years to come. This fabulous home is conveniently located, just a short drive from Green Hills Shopping Centre and the recently established Maitland Hospital, with excellent schools, parks, and sports fields nearby. The vibrant city of Newcastle and the Hunter Valley Vineyards are just 35 minutes away, opening up endless possibilities. Set on a lovely street, this impressive home features a stylish brick retaining wall with built-in lights and an extra-wide driveway leading to an attached double garage. The front boasts a spacious Ekodeck with tranquil rural views, while a covered patio framed by well-established gardens invites you inside to explore further. Upon entry, a wide timber front door with a Samsung keyless entry code lock enhances security. The lower level showcases stylish large-format tiles, newly installed LED downlights, fresh paint, and a mix of roller blinds, curtains, and plantation shutters for a perfect blend of function and style. Upstairs, a world of relaxation awaits, designated for bedrooms and a family rumpus room. You'll ascend a striking statement staircase and be greeted by brand new wool carpeting that adds a touch of luxury underfoot. The rumpus offers ample space for leisure and relaxation, providing a perfect spot to unwind at the end of a long day or for family playtime. It also comes with its own balcony, which opens up to reveal sweeping rural views, adding a touch of serenity and a great place to soak in the scenery. On this upper level, you'll find three spacious family bedrooms, each with built-in robes, ceiling fans, and large windows fitted with attractive plantation shutters. The main bathroom is bright and airy, offering a built-in bathtub, a separate shower, and a separate WC for added convenience. The master bedroom suite is generously sized and showcases a large bay window with picturesque views of the pool and backyard. It boasts a spacious walk-in robe complete with built-in shelving. The ensuite is well-appointed with a twin-sink vanity, a WC, a heated towel rack, and a roomy separate shower. Heading back downstairs, the entire lower level is dedicated to recreation and family living. A charming timber and frosted glass door grants access to a home office with a front yard view and convenient garage access. Across the hallway, a bright and inviting formal lounge room awaits, bathed in natural light from the surrounding windows. Here you'll also discover a theatre room that offers the ultimate cinematic experience. Featuring blackout curtains and plantation shutters, a plush carpeted floor, and a ceiling fan, this room goes the extra mile with a raised seating area equipped with inbuilt lights, just crying out for movie nights with family and friends. Adding to the luxury of the lower level, a stylishly updated bathroom and laundry await, accessible through an attractive timber and frosted glass sliding door. This space is adorned with a 20mm Caesarstone benchtop, an under mount sink, and a tiled backsplash. It includes a WC and a spacious shower with a recess, rain shower head, and floor-to-ceiling shower tiles, combining style and practicality. The heart of this home is the open plan kitchen, living, and dining. This inviting space features a chic black ceiling fan, a gas fireplace encased in striking stack stone, abundant natural light, and ample room to spread out and relax. With seamless access to the outdoor living spaces, it effortlessly combines comfort and style. The beautifully updated kitchen is a culinary haven, featuring a Westinghouse oven, a 5-burner gas cooktop with an integrated range hood, and an LG dishwasher. The design includes three sizeable servery windows that connect seamlessly to the outdoor entertaining area. With a 40mm Caesarstone waterfall benchtop, a chic black dual under mount sink, soft-close shaker style cabinetry, and a stylish black

tile splashback, it's as practical as it is stylish. The kitchen also offers a wine fridge and an abundance of natural light. A spacious island bench doubles as a breakfast bar, providing plenty of storage and prep space. From the living area, bi-fold doors open to a large covered alfresco space featuring a stylish EcoDeck, a gas bayonet, and an outdoor range hood for all of your outdoor kitchen needs. Enjoy privacy and shade with Stratco Ambient retractable shade screens, while manicured hedges complete this luxurious space. The remaining yard is equally enticing, featuring a raised grass area bordered by charming bamboo screening. A sparkling inground saltwater pool, surrounded by a paved area and lush landscaped gardens with palms and ferns, creates a perfect outdoor oasis for relaxation and recreation. Another standout feature is the new pool house, accessible through sliding doors. This versatile space includes a tiled patio, raked ceilings, a ceiling fan, and a kitchenette with push-to-open cabinetry. It's perfect as a pool house, teenage retreat, home gym, or private office, catering to a variety of lifestyle needs. This home offers a range of additional features, including a new shed in the rear yard, discreetly screened from the entertaining area. It also offers the convenience of concrete access from the wide access gate and the front driveway. Other notable amenities include instantaneous gas hot water, an 8-zoned ducted Fujitsu air conditioning system, 6 security cameras for added peace of mind, and a Risco security system for enhanced safety and security. This incredible home, bursting with luxurious fittings and family friendly features is bound to be snapped up quickly. We encourage our client to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - A 12 minute drive 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. - Surrounded by quality homes in a family-friendly neighbourhood. - Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more! - An easy 15 minute drive to the charming village of Morpeth, offering boutique shopping and cafes. - 20 minutes to Maitland CBD and the flourishing Levee riverside precinct offering a range of cafes, retail and events throughout the year. - 35 minutes to the city lights and sights of Newcastle. - 35 minutes to the gourmet delights of the Hunter Valley Vineyards. \*\*\*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.