

4 Merewether Close, North Rothbury, NSW 2335



Sold House

Thursday, 14 September 2023

4 Merewether Close, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: House



Mitchell Olsen

\$1,700,000

Experience the epitome of modern country living in this exquisite home, seamlessly blending contemporary architectural design with charming rural aesthetics. Nestled in the heart of Hunter Valley Wine Country, this property spans approximately 4.5 acres of land, boasting lightly timbered areas, a picturesque creek, landscaped gardens, a tranquil dam, and expansive open grassed spaces. The layout of the home has been strategically crafted to embrace and accentuate these stunning natural features. It's time to step inside and be captivated!

The Home- This charming four-bedroom architecturally designed home is loaded full of character and offers a continuous connection to the outdoors, achieved through extensive use of glazing, generous verandahs and inviting timber decking- The high ceilings, particularly the elegant, raked ceiling in the spacious dining area, create an atmosphere of openness and grandeur- Shared double-sided fireplace elegantly divides the large family and dining areas, enhanced by an exquisite internal brick feature wall- Perfectly positioned, the modern and functional kitchen acts as the heart of the home, catering effortlessly to both indoor and outdoor dining experiences. With granite benchtops, large walk-in pantry with wine cabinet and a well-appointed, brand new, Smeg 900mm cooktop and Pyrolytic Self-Cleaning oven ensuring culinary excellence- Experience the allure of a brand-new main bathroom that artfully blends modern elements with the unmistakable character and charm of the home- The main bedroom is thoughtfully situated away from the other three bedrooms, offering a peaceful retreat with an ensuite and walk-in wardrobe- Ensuite offering a captivating view of the serene dam from its very own bathtub, simply a perfect way to unwind and conclude your day- The remaining three bedrooms beckon with their generous proportions, each boasting built-in robes that cater to your storage needs- Step into your own paradise as you embrace the rural serenity from the comforts of your sunroom, where the beauty of nature dances with every ray of sunlight- The home is complete with ducted air conditioning, sleek LED downlights, refreshing ceiling fans, and flawless hardwood flooring throughout, meticulously designed to deliver the utmost sophistication

The Property- Immerse yourself in the scenic beauty surrounding this property, with the picturesque creek meandering through the landscape, truly creating a peaceful and serene ambiance- The pristine dam adds a touch of serenity to the property - The large double garage measuring 8.6m x 6.3m is insulated and comes equipped with a convenient 3rd bathroom. This opens up endless possibilities for this space, as it could easily be converted into a secondary residence, serving as a studio or a cozy granny flat- Furthermore, you'll find a generous attached carport, providing sheltered parking for your vehicles and ensuring convenience for you and your guests- On top of that, there's an additional 4.5m x 6.0m garage, perfectly suited for your ride-on lawn mower and all your essential tools to maintain the beautifully landscaped property. A hobby shed (or cubby house) measuring 3m x 3.1m of versatile space proving to be an ideal workshop allowing you to tinker with various projects- Ready to go, easy care haven for both your beloved animals and family pets with multiple paddocks, chook sheds and animal shelters on offer with gravity fed water supply- In addition to town water, this property also offers an abundant water supply provided by large water tanks, including a substantial 45,000-litre tank and a 22,000-litre tank, you can enjoy self-sufficiency and sustainability- Harness the power of the sun with 24 solar panels on the roof, generating 4 kilowatts of energy, supported by a new 5-kilowatt Fronius inverter that allows for potential expansion

The Location- Conveniently located, this property offers a perfect balance of tranquillity and accessibility- The recently established Huntlee Shopping Centre, just down the road, provides all the necessary amenities for your day-to-day needs, from shopping to healthcare- The close proximity to the Hunter Expressway offers quick and easy access to neighbouring towns, including Newcastle, Maitland, Cessnock, and Singleton- Families will appreciate the education options available in the area, with two local primary schools nearby and convenient transportation options to various K-12 private schools and high schools- Located in the heart of the renowned Hunter Valley, this property presents a unique opportunity to embrace the region's world-class offerings as you explore the exquisite vineyards, renowned restaurants and top-notch golf courses that are synonymous with the region

Don't miss this extraordinary opportunity to embrace a refined country lifestyle, where modern elegance harmoniously blends with idyllic surrounds.

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