

# 4 Saddlers Drive, Gillieston Heights, NSW 2321

## House For Sale

Friday, 12 April 2024

Thompson,  
Clarke

4 Saddlers Drive, Gillieston Heights, NSW 2321

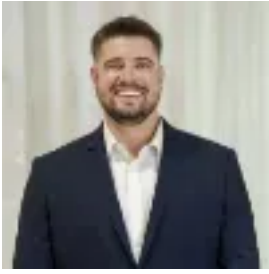
Bedrooms: 4

Bathrooms: 2

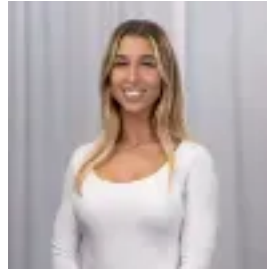
Parkings: 2

Area: 767 m<sup>2</sup>

Type: House



David Cowan  
0240863800



Suvannah McNabb  
0240863800

**\$740,000 - \$780,000**

Discover the pinnacle of contemporary living within this thoughtfully crafted 2010 Mirvac-built home, strategically nestled in the coveted suburb of Gillieston Heights. Crafted to accommodate even the most expansive families, this remarkable abode exudes space and opulent features, captivating you from the moment you cross the threshold.

**Key Features:**

- Expansive Living Spaces:** Step into sheer grandeur through the magnificent double front doors. Boasting five bedrooms, including a master suite of palatial dimensions with a walk-in wardrobe and sumptuous ensuite featuring a spa bath built for two, this residence offers unparalleled luxury and comfort.
- Exquisite Kitchen:** Entertain in elegance within the spacious open-plan kitchen, showcasing chic white cabinetry, a walk-in pantry, and a gas oven boasting six burners. Overlooking a vast tiled living area, the kitchen seamlessly merges indoor and outdoor living spaces through glass bi-fold doors.
- Versatile Living Areas:** Revel in the versatility of three separate carpeted living spaces, in addition to the dining/living area seamlessly integrated into the kitchen, ideal for crafting a study, rumpus room, cinema, or teen retreat.
- Converted Garage:** Ingeniously transformed, the double lock-up garage with remote control and internal access now serves as a granny flat, providing additional living space or accommodation options.
- Outdoor Haven:** Unwind in the backyard oasis featuring a pool, fire pit area, and a covered alfresco entertaining space, perfect for hosting gatherings with loved ones.
- Additional Features:** Solar system with 22 panels, and a self-cleaning pool, enhancing the property's allure and value. Enhancing the allure are high ceilings with downlights throughout, ducted air conditioning, a security system, double front doors, inside laundry with backyard access, and a carport suitable for a boat, caravan, or both!

**Convenient Location Highlights:** Embrace the convenience of local schooling, a newly developed shopping complex, and recreational facilities for the kids, all just moments from home. Merely a short 15-minute drive from the revamped Green Hills shopping centre, offering an array of retail, dining, and entertainment options. Nestled amidst quality homes in a family-friendly enclave with abundant parks within easy reach. Effortless access to Kurri Kurri and Maitland's heritage CBD, as well as the Hunter Expressway, connecting you to the allure of the Hunter Valley or Lake Macquarie within 30 minutes.

**Financial Details:** Council Rates: Approximately \$2,280 per annum  
Water Rates: Approximately \$825.42 per annum  
Rental Return: Approximately \$660-\$700 per week

**Don't Let Your Dream Lifestyle Slip Away!** Seize the chance to claim this exceptional property as your own today. Contact David Cowan at 0422 707 333 or Savannah McNabb at 0431 638 859 for further details and to arrange a viewing. Your dream home awaits!

**Disclaimer:** Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.