

43 Kyamba Crescent, Maryland, NSW 2287

Sold House

Wednesday, 27 September 2023

43 Kyamba Crescent, Maryland, NSW 2287

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 250 m2

Type: House



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\$690,000

Nestled on the corner of Kyamba Cr and no-through Billbungra Way, this immaculately presented and much-loved home is ready and waiting for new owners to move in and enjoy. You will sense a warm, welcoming feeling immediately upon entering the spacious living area from the elegant front door of this home. An inviting lounge room, with ornate details and air conditioning, offers plenty of room for a large lounge setting. Adjoining, a formal dining space has been reimaged into a layout that offers the flexibility and space to suit a range of needs. This area could be utilised as an ideal work-from-home zone or easily reconfigured into a 3rd bedroom with the addition of a wall and door. Walking through into the heart of the home, you will be delighted to discover a custom-crafted French Provincial dream of a kitchen, with a soft neutral colour palette, premium stone benchtops, subtle herringbone tiles and splashback, detailed cabinetry, corbels, and ornate handles. Add to this a Butler's sink, soft-close drawers, a pantry with pull-out drawers and a cookbook nook - with the resultant feeling one of refined sophistication and elegance. The adjoining family/casual dining room flows into an entertainer's delight at the rear. Positioned to catch the morning sun and well-roofed to protect from any weather, this alfresco space is ideal for gatherings large and small, with a barbecue area, ample room for a spa, and plenty of lawn space for kids and pets to play. This home is well set up for entertaining - you can host dinner guests in the pretty lounge and dining rooms, enjoy a drink or two in the alfresco area, or spill out into the single garage for all-weather enjoyment. Two sizeable bedrooms with robes and a two-way bathroom complete this home's features. The second bedroom has been extended and would serve multiple purposes - either as a bedroom with study space or a large hobby or media room. Vehicles are also easily accommodated with a single garage, and gates to a secure boat/caravan parking area, as well as off-street parking off Billbungra Way. In essence, this lovely residence offers the feeling of a cherished home, paired with modern amenities and thoughtful design in a welcoming, family-friendly neighbourhood. The nearby Maryland Neighbourhood Centre connects the community and offers a range of courses and workshops for all age groups. For families, Maryland Drive Preschool, Glendore Public, Maryland Primary and Bishop Tyrell College are mere minutes away as are a huge range of sporting fields. And the University of Newcastle is only 6.4 km away. Retirees, families, and pet owners will enjoy the nearby Tumpoaba Reserve with its playground, duckpond and dog walking trails leading to the Hunter Wetlands National Park. Or pet owners can take their fur baby out for a run and play at the new Maryland dog park. For shopping, Maryland Village, Coles, and Aldi are only a short drive away and for major shopping centres, both Greenhills and Westfield are only a 20-minute drive. There are great bus routes on offer too, with a range of services readily available. While this location is enjoyed by many as a calm respite from busy city living, it also provides commuters with seamless access to major arterial routes and the M1. Features include:- Beautifully presented, freshly painted, and meticulously maintained brick and tile home with newly pointed roof- 2 large bedrooms with built-in robes (and the potential to easily reconfigure into 3 bedrooms)- Flexible layout with 2 elegantly presented living areas, formal lounge with air conditioning - Custom crafted French Provincial kitchen (still under warranty) with ornate details, Butlers sink, large pantry, stainless steel oven, and dishwasher- Large paved covered alfresco, ideal for entertaining, with barbecue area, plenty of room for dining and lounge settings and ample room for a spa if desired- Single garage with new roller door and internal access, secure caravan/boat space- New installations include a brand-new hot water system and garden shed- Great community and amenities available in this prime location with shops, schools, playing fields, parks nearby, and easy access to major arterial routes in every direction

Outgoings Council Rates: \$1,460 approx. per annum***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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