

**46 River Oak Ave, Gillieston Heights, NSW, 2321**

**Sold House**

Wednesday, 26 April 2023

**Altitude.**

46 River Oak Ave, Gillieston Heights, NSW, 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Executive Family Living In Sought-After Locale

Trade up to enjoy modern family living in this spacious residence, featuring multiple living spaces and effortless outdoor entertaining. Complemented by a contemporary brick-and-tile exterior, the home feels endlessly inviting as it welcomes you in to its carefully considered interior, centred around a gorgeous gourmet kitchen. From the large open-plan living area and separate lounge and formal dining room, the space extends seamlessly onto a covered patio, which keen entertainers are sure to approve of. Meanwhile kids and pets will be more than happy with the grassy expanse found in the fully fenced backyard. Back inside, the quality continues with a large master with ensuite, three further bedrooms and an elegant family bathroom, in addition to a modern laundry with yard access.

- Spacious North-East facing residence set on quiet circuit, on the high side of the street with no rear neighbours
- Stylish and modern interior, brand new carpet throughout, move-in ready
- Interior complemented by paired-back neutral tones, making it easy to make your own
- Beautifully appointed kitchen flaunts stone benchtops, a gas stovetop, pendant lighting, stainless steel appliances and breakfast bar dining
- Excellent flexibility offered within flow-through living space, made up of carpeted living room and formal dining room at front, and tiled open-plan dining and family room at back
- Both living spaces open out at side to covered patio, which is perfect for entertaining
- Great yard is generous in size, and could provide potential to add a pool (STCA)
- Carpeted master at front features mirrored built-in robe and stylish ensuite with shower
- Three additional bedrooms grouped together at side; two with mirrored built-in robe
- Fourth bedroom could double as a home office or kids' playroom
- Main bathroom in complementary style to ensuite, featuring bath and shower
- Modern laundry offers handy access to yard
- Double garage features extra height ceiling and an auto door on the right
- Split-system air-conditioning for year-round comfort
- Desirable location, moments from local shops, dining and medical centre
- Close to childcare facilities and just three minutes' drive to Gillieston Public School
- Access Maitland Station and the centre of Maitland in just over five minutes
- 40 minute commute to Newcastle CBD via A43 or Hunter Expressway