

46 Water Street, Greta, NSW 2334

House For Sale

Wednesday, 17 April 2024

46 Water Street, Greta, NSW 2334

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 4047 m2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

PROPERTY PREVIEW

Property Highlights:- Spacious family residence set on a massive 4047 sqm parcel of land.- Multiple living areas including a formal living room, open plan living/dining + a rumpus/sunroom.- Three bedrooms, the master with an ensuite, all with ceiling fans and one with a built-in robe.- Gourmet kitchen with a 40mm Caesarstone waterfall benchtop, soft close cabinetry, plumbing for the fridge, a mirrored splashback, gas cooking + quality appliances.- Bamboo timber flooring, woollen blend carpet, plantation shutters, 2.7m ceilings + freshly painted inside and out.- Two split system air conditioners, ceiling fans + a freestanding combustion fireplace.- 8.6kW solar system plus a septic pump out system.- Lovely alfresco area with LED downlights and a ceiling fan, plus an extra outdoor area with timber flooring and a pitched roof. - Attached double garage with internal access, an extra single car garage + a tall powered roller door shed with mezzanine access.

Outgoings: Council Rates: \$2,648 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$750 approx. per week

For those seeking a spacious family home set in a semi-rural location, then look no further than this impressive three bedroom residence, set in the lovely township of Greta. This ideally located suburb enjoys access to the world famous Hunter Valley Vineyards within 10 minutes, and with the Hunter Valley expressway only moments away, connects you to Newcastle within a 50 minute drive, offering the best of both worlds within easy reach. Arriving at the property you'll be greeted by a sweeping front lawn framed by a classic farmhouse style steel fence for longevity and ease of maintenance, established gardens, and a long driveway that leads to the attached double garage that offers internal access to the home. Built in 1996 with an appealing brick and tiled roof construction, this home features loads of quality upgrades and luxurious features throughout including chic plantation shutters, 2.7m ceilings, woollen blend carpets, bamboo timber flooring, and has been freshly painted inside and out. There are three bedrooms on offer, with the master suite set at the rear of the home for additional privacy. Here you will find a ceiling fan and a split system air conditioner for your year round comfort, plus a sliding door framed by new curtains, that opens out to the yard. There is a large built-in robe on offer, along with a well appointed ensuite. An additional two family bedrooms both feature ceiling fans and one with a built-in robe and are serviced by the main bathroom which offers a handy bath/shower combination. A dedicated laundry includes a 40mm timber laminate benchtop, an undermount sink, built-in overhead storage, a white subway tiled splashback, and access to the yard, with a handy additional WC located close by. The spacious floor plan provides a range of living areas, offering a space for everyone to relax and unwind. There is a formal living room with a ceiling fan and a generously sized open plan living, dining and kitchen area that features split system air conditioning, ceiling fans, and a freestanding combustion fireplace, perfect for cosying up during the cooler seasons. The gourmet kitchen seamlessly blends with the open plan design, offering ample storage in the surrounding soft close cabinetry, a gleaming 40mm Caesarstone waterfall benchtop, a striking mirror splashback, plumbing for the fridge, a large under mount sink and a breakfast bar for your casual dining. Quality appliances are sure to impress the home chef including a 900mm Ariston oven, a 5 burner gas cooktop, a Fisher & Paykel range and an AEG dishwasher. Located close by is an additional living room, with a ceiling fan and sliding doors opening out to the yard. Step outside and you'll arrive in the impressive alfresco area featuring a ceiling fan, LED downlighting and plenty of space for all your outdoor cooking, dining and entertaining needs. Offering the luxury of choice when it comes to spending your time outdoors, you'll find an additional covered area with timber flooring and a high, pitched roof overhead. The generously sized 4047 sqm parcel of land delivers a massive grassed yard with established trees and gardens, along with an extra single car garage and a separate extra tall powered roller door shed with access to a mezzanine. Packed with added extras, this incredible property also includes an 8.6kW solar system, a pump-out septic system, plus so much more! This lovely home is ideal for those looking to enjoy a semi-rural lifestyle who still enjoy easy access to the conveniences of city living, not to mention the world famous Hunter Valley Vineyards just around the corner! A home offering this standard of spacious family living, set in such an idyllic location is sure to prove popular, with a large volume of interest expected. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live:- A short 10 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep! - 50 minute drive to Newcastle's city lights and pristine beaches. - 25 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could ask for. - Moments to the Hunter Valley expressway, connecting you to Newcastle, and Lake Macquarie with ease. ***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.