

5 Grace Avenue, Martins Creek, NSW 2420

House For Sale

Sunday, 26 May 2024

5 Grace Avenue, Martins Creek, NSW 2420

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 6913 m2

Type: House



Nick Clarke
0240043200



Mikhaela Oldham
0240043200

PROPERTY PREVIEW

Property Highlights:- A spacious family home amongst the gumtrees in a tranquil rural setting, with plenty of room to grow.- Three generous living spaces, including a dedicated media room with a built-in Sony projector, a formal dining room, and a stunning living room featuring a state of the art Alpine swirler fire on a travertine tile base. - A luxurious kitchen with 40mm Caesarstone benchtops and shaker style soft close cabinetry throughout. A 1200mm wide island bench features a generous breakfast bar with large undermount brass sink, stylish brass pendant lights, travertine splashback, a walk-in pantry and state of the art appliances, including a 900mm Smeg oven with 5 burner gas stove, rangehood and an integrated Blanco microwave.- Four generous bedrooms, all with plush carpet, large windows with beautiful views and built-in robes, with a walk-in to the master.- Contemporary bathroom spaces with a beautifully appointed ensuite and family bathroom, the ensuite with a twin vanity and both with built-in baths.- Daikin ducted air conditioning throughout the home with 5 separate zones.- A charming front porch and a large undercover alfresco, both with travertine tiles and downlights, the alfresco with Ozrite retractable blinds.- Double attached garage with internal access and a separate door to the outside.- A triple bay Colorbond shed in the rear yard with a 4 bay carport, including a car hoist and power connected.- A charming cubby house, plenty of grass and established trees, a large chicken coop with a separate fenced yard and three raised veggie beds.- Instantaneous gas hot water, bottled gas for the stove, a 5.5kw solar system, security screens on entry and wireless NBN connection.- Ultraviolet filtration system, 2x 22,000L water tanks, provision to connect to town water and an Envirocycle septic system.- Remote controlled pop up sprinkler system and irrigation hoses connected to the septic.Outgoings: Council Rate: \$2,112 approx per annumRental Return: \$800 approx per week Nestled in the picturesque location of Martins Creek, this charming four bedroom family home offers the perfect Aussie rural lifestyle. Built in 2013 by Coral Homes, this property is enveloped by towering trees, ensuring privacy and tranquillity for years to come. Ideally positioned, this home offers a serene rural lifestyle, within easy reach of city conveniences. Vacy's quaint township is a short 5 minute drive away, boasting a cafe and friendly historic pub, equally accessible is the historic charm of Paterson, offering a delightful blend of culture and community. Families will enjoy trips to Gresford River, only 15 minutes away providing endless opportunities for outdoor adventures with the kids and pets. For the boat enthusiast, Paterson Boat Ramp is only a 10 minute drive away. The trending town of Dungog is only 22 minutes away, also offering opportunity for adventure and entertainment with mountain biking and stunning bushwalk trails. Maitland's bustling CBD and Green Hills Shopping Centre just a 30 minute drive, modern conveniences are within easy reach, ensuring the best of both worlds.A welcoming grand entry, asphalt driveway leads you to the double attached garage with internal access. The front porch features the luxury of travertine tiles and downlights to create a serene spot to relax and soak in the countryside views. With additional gated access on the right side of the property, and a remote accessed front gate, convenience and security are prioritised.Step inside to find an inviting foyer with extra width, offering a warm welcome. Fresh paint and floating floorboards throughout the living areas create a cosy atmosphere, perfect for family gatherings and quiet nights in.The first room that you encounter is the media room, which beckons with its cosy ambiance, complete with plantation shutters and ducted air conditioning for comfort. LED downlights set the stage for movie nights with the large built-in Sony projector.Opposite the media room, the formal dining area exudes elegance with floating floorboards, LED downlights, and plantation shutters. ideal for intimate dinners or celebrations with loved ones. At the heart of the home lies the spacious living room, bathed in natural light and warmth. Hybrid timber floating floorboards add charm, while LED downlights with touchpad control offer customisable lighting options. Expansive glass sliding doors connect the indoors with the outdoors, creating a seamless flow for entertaining. Ducted air conditioning ensures comfort year-round, while the centrepiece Alpine fire 'swirler fire' adds both beauty and value to this gorgeous home.This stylishly renovated kitchen is a chef's dream! The spacious island, accented by brass pendant lights, features integrated power outlets and a USB port for convenience. Shaker-style cabinetry in matte black and light sage green offers ample storage with soft-close functionality. A large undermount brass sink with a mixer tap adds both style and practicality, complemented by 40mm Caesarstone benchtops. Cooking is a pleasure with the 900mm Smeg oven in matte black, accompanied by a Smeg 5-burner gas stove and range hood. Additional features include an integrated Blanco microwave, a walk-in pantry and plumbing for the fridge. The kitchen splashback also features the stunning travertine witnessed all through the other living areas in the home, offering continuity and class to the space, while an integrated rubbish bin ensures seamless waste disposal. With its recent upgrades and attention to detail, this kitchen is both stylish and functional.The master bedroom, tucked away for privacy, offers a spacious retreat. Complete

with plush carpeting, ducted air conditioning, and LED downlights, it features a walk-in robe and an ensuite with a twin double vanity, a shower, a built-in bath, and picturesque views. Three additional family bedrooms provide ample space and comfort, each boasting plush carpeting, ducted air conditioning, and LED downlights. The main bathroom showcases a modern design with a built-in bath, a separate shower, and a separate WC, catering to the needs of the entire family. Step into your outdoor haven, where relaxation meets recreation. The expansive undercover alfresco area, featuring travertine tiles and retractable blinds, is perfect for year-round entertaining, with LED downlights adding ambiance to your gatherings. The spacious yard, dotted with established gum trees, offers plenty of space for outdoor activities. Three raised veggie beds await your green thumb, while a cubby house and large chicken coop provide endless fun for kids and pets. A remote-controlled sprinkler system and irrigation hoses ensure easy maintenance, while partial fencing with an electric runner adds security. Your vehicles and hobbies find a home in this property's versatile garaging and shedding options. A double attached garage, with internal access, provides secure parking and storage space. Additionally, a massive triple bay Colorbond shed, complete with a four-bay carport, offers ample room for vehicles, equipment, or a workshop. Equipped with LED downlights, power connections, and an electric roller door, this shed is ready to accommodate your needs. This home is equipped with instantaneous gas hot water, bottled gas for the stove, and a 5.5kw solar system for energy efficiency. An ultraviolet filtration system is in place, while water tanks and an Envirocycle septic system cater to environmental needs. Security screens, wireless NBN connection, and a Colorbond roof with gutter guards provide peace of mind. Don't miss out on the opportunity to experience the perfect blend of rural charm, modern luxury, and convenience. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - Enjoy your own rural retreat surrounded by towering gum trees in tranquil surroundings. - An easy 5 minute drive to the charming township of Vacy, with a primary school, general store and local amenities. - Just a short 7kms to the historic township of Paterson, offering easy access to all of your everyday needs, with cosy cafes, shops and community parks. - Only 15 minutes away from the beautiful Gresford River, perfect for outings with the kids and pets. - Paterson Boat Ramp is only a 10minute drive away. - The trending town of Dungog is only 22minutes away, also offering opportunity for adventure and entertainment with mountain biking and stunning bushwalk trails. - Located within a 30 minute drive of Maitland or Raymond Terrace, offering a vast range of retail, dining and entertainment options. - Only 30 minutes to the destination shopping precinct of Green Hills, with its myriad of shopping and dining venues. - 50 minutes to Newcastle Airport. - An easy 1 hour drive to the glittery lights of Newcastle and its stunning beaches. - Just over an hour to the pristine shores of Port Stephens. ***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.