

5 Tooze Circuit, North Rothbury, NSW 2335

House For Sale

Tuesday, 21 May 2024

5 Tooze Circuit, North Rothbury, NSW 2335

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1435 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Immaculately presented 2020 built Coral Homes residence with a spacious floor plan and luxurious inclusions throughout.- A pristine kitchen featuring 20mm and 40mm Caesarstone benchtops, quality appliances, gas cooking, ample storage, a butler's pantry, plumbing for the fridge + an island bench with a breakfast bar.- Multiple living areas including a formal lounge room, a rumpus, a home office, plus a large open plan living/dining room.- Five bedrooms, the master with a walk-in robe, and the remainder with built-ins.- Luxury ensuite and main bathroom featuring floor to ceiling tiles, large showers, bathtubs, and floating vanities with 40mm Caesarstone benchtops.- Floating floorboards, plush carpets, plantation shutters, plus a neutral paint palette throughout.- Daikin 5 zone ducted air conditioning + ceiling fans throughout.- A covered alfresco area complete with non-slip tiles, LED downlights, a ceiling fan, plus water, drain and gas connections to alfresco.- Massive grassed yard with a landscaped fire pit area, instant gas hot water system. - Attached double garage with internal access to the home, dual side access to the yard, plus rear double gate access from Palin Lane. Outgoings: Council Rates: \$2,308 approx. per annum Rental Return: \$760 approx. per week For those seeking a contemporary home set in a semi-rural location, then look no further than this 2020 built Coral Homes residence, offering a spacious floor plan and premium inclusions throughout, providing the ideal setting for your new family home. Nestled in the newly formed Huntlee Estate, this ideally located home enjoys easy access to all your everyday needs, with local schooling, shopping, and dining options within moments of home, plus a reserve and a local park right across the road. In addition, you'll be delighted to find the world famous Hunter Valley Vineyards within a 20 minute drive, and with the Hunter expressway only moments away, you'll be connected to Newcastle's city and pristine coastline with ease! Arriving at the home, a Hampton's style façade of Weatherboard and a Colorbond roof provide plenty of curb appeal, along with an immaculately landscaped garden, and a pebbled concrete driveway leading to the attached double garage that offers internal access. Set at the entrance to the home is a tiled porch complete with LED downlights and a custom front door, adding to the warm welcome. Stepping inside you'll enter the spacious foyer, revealing the home's stunning interior. There are stylish floating floorboards, chic plantation shutters, and a fresh paint palette throughout the home. Daikin five zone ducted air conditioning is in place, providing year round comfort for all. A well thought out floor plan provides a range of living spaces for the entire family to enjoy. Set at the entrance to the home is a formal lounge room complete with cosy carpet flooring and a large window looking out to the yard. A dedicated office is located across the hall, perfect for those working from home, with a built-in robe offering the chance to easily convert to a 5th bedroom should your needs require. At the heart of the home is the generously sized open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and stacker sliding doors leading to the yard, delivering plenty of space to relax and unwind with family and friends. A versatile rumpus room is located close by, offering the luxury of choice when it comes to enjoying your downtime. The show stopping kitchen has been designed with no expense spared, featuring 20mm Caesarstone benchtops, Polytech shaker style and glass cabinetry, plumbing for the fridge, a textured tiled splashback, and a Butler's pantry. Taking centre stage is a spacious island bench that includes a 40mm Caesarstone benchtop, a dual undermount sink with a mixer tap, stylish pendant lighting and a handy breakfast bar. Quality appliances will make family mealtimes a breeze, with a 900mm Technika oven, a 5 burner gas cooktop and a Bosch dishwasher for added convenience. There are five bedrooms on offer, providing a space for everyone to call their own. The master suite is spacious, offering plenty of room for your king sized bed, a ceiling fan and a large walk-in robe. The luxurious ensuite includes stunning floor to ceiling tiles, a floating twin vanity with a 40mm Caesarstone benchtop, a shower with a built-in recess and rain showerhead, and an inviting freestanding bath. The remaining four bedrooms all include built-in robes, ceiling fans and plush carpet, adding a touch of luxury to the everyday. Servicing these rooms is the main bathroom which boasts floor to ceiling tiles, a floating vanity with a 40mm Caesarstone benchtop, a built-in bathtub and a shower with a built-in recess. Two sets of stacker sliding doors provide a stylish connection to the yard, opening out to a covered alfresco area, complete with non-slip tiles, LED downlights, and a ceiling fan, offering the ideal space to enjoy your family BBQs and entertain guests. The generously sized 1435 sqm parcel of land delivers a massive backyard that includes plenty of green grass for the kids and pets to enjoy, raised veggie patches, handy dual side access, rear double gate access from Palin Lane, a landscaped fire pit area framed by sandstone blocks, instant gas hot water system, plus plumbing for drainage to the patio. This lovely home is ideal for those seeking a semi-rural lifestyle, whilst still enjoying easy access to the conveniences of city living, with world-class food and wine experiences in the Hunter Valley a short drive away. A contemporary home of this nature, set in such an ideal location is sure to meet the needs of owner occupiers and investors

alike, with a large volume of interest expected. 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;- A family friendly region with local schooling, parklands, shopping and dining options to enjoy.- A short 20 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need.- 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.