

53 Kilkenny Circuit, Ashtonfield, NSW 2323

House For Sale

Saturday, 11 May 2024

53 Kilkenny Circuit, Ashtonfield, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1008 m2

Type: House



Nick Clarke

0240043200

PROPERTY PREVIEW

Property Highlights:- Spaciously designed family home set in the ever popular location of Ashtonfield.- Multiple living areas including a formal lounge room, rumpus, formal dining, plus open plan living/dining.- Large family kitchen including ample storage, 40mm stone benchtops, a breakfast bar, plus quality appliances.- Four bedrooms, all with built-in robes, the master with a spacious walk-in.- Well appointed ensuite in the master plus a main bathroom with a shower, built-in bath and separate WC.- 10kW solar system, Daikin ducted air conditioning, a freestanding combustion fireplace, plus ceiling fans throughout.- Large covered alfresco area perfect for your outdoor BBQs and entertaining guests.- Sparkling inground concrete pool ready to enjoy.- Massive grassed backyard with established gardens, side access, plus a 3000L water storage tank.- Attached double garage with internal access, a carport with gated access from the street, plus a separate shed with a sliding door and roller door access.

Outgoings: Council Rates: \$2,728 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$750 approx. per week

Offering a spacious floor plan with multiple living areas and a massive backyard for the family to enjoy, this impressive home set in a lovely pocket of Ashtonfield delivers space, style and convenient living in equal measure! Ideally located, Ashtonfield is a suburb that delivers all your everyday needs within easy reach, with Green Hills Shopping Centre and quality schooling including Hunter Valley Grammar close to home. In addition, you'll find Maitland's CBD a short 15 minute drive, Newcastle's city and beaches 35 minutes away, and all the gourmet delights of the Hunter Valley a mere 30 minutes from home. Arriving at the property you'll be greeted by a grassed front yard, established gardens and a large driveway that leads to the attached double garage that offers internal access to the home. Stepping inside reveals the home's spacious open floor plan, with cosy carpet flooring, modern down lighting and a neutral paint palette throughout. There are four bedrooms in place, with the master suite set at the entrance to the home offering additional privacy for the parents. Here you will find a ceiling fan, large windows looking out to the yard, a walk-in robe and a well appointed ensuite, completing this ideal parent's retreat. A further three family bedrooms are set behind a private hallway at the rear of the home, all featuring built-in robes and ceiling fans. The main family bathroom services these rooms, offering a built-in bathtub, a shower, a large vanity and the convenience of a separate WC. The generous living areas set this home apart from the rest, with multiple spaces delivering plenty of room for the family to gather and enjoy their downtime. At the entrance to the home is a dedicated living room with an abundance of natural light from the large window looking out to the front yard. Further into the home is a formal dining room, with a separate rumpus room at the rear, featuring gorgeous bay style windows looking out to the backyard. At the heart of the home is a tiled open plan living and dining area, complete with a freestanding Heat Charm combustion fireplace, perfect for cosying up during the cooler months. The Daikin ducted air conditioning throughout compliments the fireplace, ensuring you'll relax in comfort during all seasons of the year. The spacious family kitchen includes plenty of storage for all your kitchen wares, a 40mm stone benchtop, a breakfast bar, a Westinghouse oven and stove, plus a Haier dishwasher, set to make cleaning up a breeze. Heading outside via the glass sliding door in the living area, you'll arrive in the spacious alfresco, delivering the ideal space to cook, dine and relax, with plenty of room for hosting your guests. The generously sized 1008.1 sqm parcel of land delivers a massive backyard complete with established gardens, plenty of green grass for kids and pets to enjoy, side access, plus a 3000L water storage tank to keep the grounds looking their best. Taking centre stage in the yard is the sparkling inground concrete pool framed by gardens and a grassy patch for sunbathing, set to provide endless hours of fun for kids, and relaxation for adults alike. Storage of your cars, tools and toys will present no issue, as in addition to the attached double garage, you'll find a carport with gated access from the street, plus a separate shed in the yard with both sliding door and roller door access. A home offering this standard of spacious family living, inside and out, set in such a popular location will attract a large volume of enquiries. We encourage our interested clients to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live:- Located just minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Quality schooling on offer including Hunter Valley Grammar School just minutes away.- A mere 12 minutes to Maitland CBD.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 35 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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