

56 Watervale Circuit, Chisholm, NSW 2322

Sold House

Thursday, 17 August 2023

56 Watervale Circuit, Chisholm, NSW 2322

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type: House



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\$950,000

Property Highlights:-
- Impressive 2016 Beechwood Homes build with open plan living/dining plus a dedicated home theatre.
- Immaculate kitchen with premium appliances, gas cooking, a breakfast bar, 40mm Caesarstone waterfall benchtops + soft close cabinetry.
- 5 generously sized bedrooms, providing space for all the family!
- Daikin 5 zone ducted a/c, ceiling fans, premium flooring, contemporary lighting + freshly painted throughout.
- 13.26kW solar system, Hills security system, Crimsafe screen doors at entry and alfresco + instant gas hot water.
- Lovely landscaped backyard + a 3000L water tank.
- Entertainers alfresco with an outdoor kitchen including BBQ, sink, fridge + 20mm Caesarstone benches, LED downlighting + a ceiling fan.
- Double garage with internal access, plus handy dual side access to the yard.

Outgoings: Council rates: \$2,500 approx. per annum
Water rates: \$767.52 approx. per annum
Rental Return: \$750.00 approx. per week

For those seeking a luxurious new family home, look no further than 56 Watervale Circuit, Chisholm. This home offers a spacious floor plan and luxury features throughout, ticking all the boxes for your new dream home!

Ideally located on a lovely street in the highly sought, Waterford Estate, this home enjoys easy access to all your daily needs, with quality schooling options including St Aloysius and St Bede's Catholic schools, beautiful parklands, and the newly approved shopping village all within easy reach. Set on a generously sized parcel of land, the home's appealing brick render and Colorbond roof façade, framed by a lush retained front yard and large driveway, offer a pleasing first impression, with scenic views from the tiled patio, a lovely extra.

Stepping inside via the large timber door, you'll arrive in an elegant entry hall, revealing the fresh neutral paint palette, stylish tiled floors, and contemporary lighting found throughout the home. A clever floor plan places the master suite at the entrance, with two large windows in place, providing views across the front yard. There is a ceiling fan and a large walk-in robe, providing all the storage you could ask for. Completing this ideal haven for the parents is a luxury ensuite that features a twin vanity with a 20mm Caesarstone countertop, a large shower with a built-in recess and a rain shower head, with stunning floor to ceiling tiles adding a stylish touch.

A further four bedrooms are located throughout the home, all enjoying the convenience of mirrored built-in robes, ceiling fans and enjoying the comfort of premium carpet underfoot. These rooms are serviced by the main family bathroom that boasts a large vanity with a 20mm Caesarstone countertop, sleek floor to ceiling tiles, and a separate shower and built-in bathtub.

At the centre of this home is the spectacular open plan kitchen, living and dining space, delivering the perfect setting to dine and connect with loved ones. Framed by windows and wrap-around stacker doors, this space enjoys an abundance of natural light, with a ceiling fan and ducted air conditioning as found throughout the home, providing year-round comfort for all.

Designed with the modern family in mind, a dedicated home theatre / informal lounge room is located midway along the entrance hall, providing the luxury of choosing which inviting space to relax and unwind.

The immaculate kitchen features quality appliances including a Westinghouse 900mm oven and 5 burner gas cooktop, and a Dishlex dishwasher, sure to impress the resident chef. There is plenty of preparation room atop the 40mm Ceaserstone waterfall benchtops, making family mealtimes a breeze, and ample storage space in the surrounding cabinetry with soft close doors, for all your appliances and more.

Added extras within this beautiful kitchen include a stylish tiled splashback and a spacious breakfast bar, with a striking feature light overhead.

Connecting the inside living to the outdoors are impressive triple stacker doors that wrap around the open plan living and dining areas. The generously sized tiled alfresco area provides the perfect setting for all your outdoor cooking, dining and entertaining needs. Packed with added extras this entertainer's dream includes a BBQ area with a sink, a 20mm Caesarstone benchtop, a bar fridge, LED downlighting and a ceiling fan, providing additional comfort during those warmer seasons.

The generously sized block delivers a large, retained and landscaped backyard that wraps around the rear and side of the home, with dual side access, an added bonus. There is ample green grass for the kids and pets to play, along with a cubby house, set to provide hours of entertainment for the little ones.

Those seeking space for the cars and big kids' toys, then do not despair, this home comes complete with an attached double car garage with internal access, plus a spacious charcoal colour sealed driveway, for any extras!

With easy access to quality schooling, recreational facilities and shopping options nearby, it is little wonder that the Waterfield lifestyle has become so highly sought after. This convenient living, together with the easy connection to both Newcastle CBD and the Hunter Valley Vineyards, will see you enjoying the very best of the Hunter region in no time.

A home offering this standard of luxurious family living, inside and out, in the highly sought Waterford Estate stands out from the rest, and is sure to draw a large volume of interest from our discerning buyers. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live;
- Located just 10 minutes from the newly refurbished destination shopping precinct, Green Hills

shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College. Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach. Within 8 minutes of the newly opened Maitland Hospital. An easy 15 minute drive to Maitland CBD and revitalised riverside Levee precinct. 10 minutes to the charming village of Morpeth, offering boutique shopping and cafes. 40 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 InspectionsDisclaimer: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.