

# 6 Arklow Crescent, Chisholm, NSW 2322

## House For Sale

Sunday, 26 May 2024

6 Arklow Crescent, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- A spacious family home or investment property in a booming area.- Two generous living spaces, with a sunlit formal lounge and a large open plan living and dining space.- A contemporary kitchen with a 20mm Caesarstone benchtop, island and breakfast bar, a tiled splashback and dual basin, walk-in pantry, and quality Westinghouse appliances, including a 900mm oven, 5 burner gas stove, rangehood and dishwasher.- Four generous bedrooms, all with plush carpet and built-in robes, a walk-in robe to the master.- Contemporary bathroom spaces with a beautifully appointed ensuite and family bathroom, both with quality floor tiles, floating vanities, 20mm Caesarstone benchtops, above counter basins, showers with recesses and a built-in bath to the main.- Actron Air ducted air conditioning with two zones.- Undercover tiled alfresco with non-slip tiles and a gas bayonet.- Double attached garage with internal access and dual side gate access.- Instant gas hot water and a 3000L water tank.- Minutes to quality schooling, shopping villages, Cafes, the Dragonfly adventure park, Green Hills Shopping Centre, and the new Maitland Hospital.Outgoings: Council Rates: \$2,600 approx. per annum Water Rates: \$825.42 approx. per annum Rental Returns: \$770 approx. per week

Nestled in the heart of Chisholm in the new Sophia Waters Estate, this brick and tile beauty offers a unique blend of comfort, style, and convenience. Whether you're searching for the ideal family home or a promising investment property, this stunning residence promises to meet all your needs. This home boasts an enviable location with convenient access to top quality schools such as St Bede's Catholic College and St Aloysius Catholic Primary School. You'll also find numerous recreational facilities and shopping options nearby. Green Hills Shopping Centre, the new Maitland Hospital, and expansive parklands are just a short drive away, ensuring all your necessities are within reach, and with Newcastle CBD and the Hunter Valley Vineyards just 35 minutes away, you'll enjoy easy access to the region's best events and experiences. Set on a lovely street, this property exudes curb appeal with its striking timber features adorning the front patio and garage door. A wide driveway leads to a double attached garage with internal access, offering both convenience and security. The front yard is beautifully landscaped with a lush grass area, creating a welcoming entrance to your new home. Step inside to a harmonious blend of tiles and carpet, complemented by roller blinds and neutral paint throughout. This combination creates a modern and inviting atmosphere that flows seamlessly from room to room. The formal lounge is situated at the front of the house, providing serene views over the front yard. Bathed in natural light, this space is perfect for relaxation and entertaining guests. The open plan living, dining, and kitchen area has been designed as the heart of the home, offering ample space for everyone to spread out and enjoy. A gas bayonet ensures warmth during the cooler months, while glass sliding doors open to the alfresco area, making indoor-outdoor living a breeze. The contemporary kitchen is a chef's dream, featuring a 20mm Caesarstone benchtop, a kitchen island with a breakfast bar, and a dual basin. The tiled splashback, walk-in pantry, and high-end Westinghouse appliances, including a 900mm oven, 5 burner gas stove, range hood, and dishwasher, make cooking and entertaining a joy. The master bedroom is a private retreat with carpeted floors, a walk-in robe, and a luxurious ensuite that boasts quality floor tiles, a floating vanity with a 20mm Caesarstone benchtop, and a shower with a recess. Each of the additional family bedrooms is carpeted and includes built-in robes, offering ample storage space. The family bathroom matches the ensuite's quality, featuring quality floor tiles, a floating vanity with a 20mm Caesarstone benchtop, an above counter basin, and both a built-in bath and a shower with a recess. This home is equipped with numerous additional features to enhance your comfort and convenience, including instant gas hot water and the comfort of Actron Air 2-zone ducted air conditioning. Accessed through the living room, the outdoor entertaining area is perfect for hosting gatherings, with an undercover, tiled alfresco area complete with non-slip tiles and a gas bayonet. The large grass area is ideal for children and pets to play, with dual gated side access and a 3000L water tank adding an eco-friendly touch. With its prime location, stylish interiors, and ample outdoor space, this truly is a dream home waiting for you to move in. 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; - Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- An easy 20 minute drive to Maitland CBD.- 10 minutes to the charming village of Morpeth, offering boutique shopping and coffee that draws a crowd.- 35 minutes to the city lights and sights of Newcastle or the gourmet delights of the Hunter Valley Vineyards.\*\*\*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

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