

# 6 Garrison Way, Chisholm, NSW 2322

## Sold House

Tuesday, 26 March 2024

6 Garrison Way, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 578 m2

Type: House



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**\$975,000**

Property Highlights:- A stunning, brand new 2024 Allworth home in the popular suburb of Chisholm.- Spacious relaxation areas including an open plan living and dining, theatre and family rumpus.- A contemporary kitchen with 40mm waterfall Caesarstone benchtops and island, subway style splashback, soft close cabinetry and a fabulous butler's pantry. Omega appliances include a 900mm oven with a 5 burner gas cooktop, rangehood and built-in microwave.- Four generous carpeted bedrooms, all with built-in robes, and a walk-in for the master.- Family bathroom and ensuite with contemporary tiling, showers with recesses and a built-in tub.- Rinnai 2 zone ducted air conditioning system.- Contemporary tiles and carpet throughout, with large windows and 2.7m ceilings.- Tiled alfresco area with a gas bayonet plus plenty of grass in the spacious backyard.- Double attached garage with convenient internal access.- 3000L water tank, a DAS home security system and Rheem instant gas hot water.

Outgoings: Council Rates: \$2,122.71 approx. per annum  
Rental Returns: \$750 approx per week

Introducing a stunning opportunity in the sought-after suburb of Chisholm. We are thrilled to present a meticulously crafted 2024 Allworth home, boasting four bedrooms and ample living spaces to accommodate the whole family. This fantastic location offers proximity to stunning lagoons, parklands, and essential amenities including the approved shopping village. St Aloysius Catholic Primary School and St Bede's Catholic College are a short drive away, and the property is zoned for the sought-after Morpeth Public School. Here you will also benefit from quick access to the new Maitland Hospital, the picturesque township of Morpeth, and the vibrant dining and entertainment options of Maitland CBD, all just minutes away.

Arriving at the house, you're greeted by a lush new lawn and a striking facade crafted from Hebel, brick, and Colorbond. The convenience continues with a driveway leading to an attached double garage, offering seamless internal access to the home. Step inside through the custom white front door into the extra wide foyer. You will immediately be struck by the welcoming, contemporary interior. The home boasts a blend of tiles and plush carpeting, complemented by large windows. With high 2.7m ceilings enhancing the sense of space, this home offers comfort and style at every turn. Positioned at the front for added privacy, the master bedroom suite welcomes you with abundant natural light pouring in through expansive windows. This retreat is carpeted for comfort and features a spacious walk-in robe. The ensuite offers a touch of luxury with a large mirror, twin vanity, and a shower with a recess, providing both functionality and elegance.

Continuing further into the house, you'll discover the dedicated home theatre, accessed through frosted glass bifold doors. Carpeted for comfort, this space features a high window that offers both privacy and natural light, creating the ideal setting for family movie nights. The home then effortlessly flows into the open plan living, kitchen, and dining area, flooded with natural light from numerous windows. With tiled floors, a neutral paint palette, and LED downlights, the space feels bright and inviting. The elegant kitchen features 40mm waterfall Caesarstone benchtops, a spacious island bench doubling as a breakfast bar, and a stylish subway-style tiled splashback. Soft-close cabinetry complements the sleek design, while top-of-the-line appliances including a 900mm Omega oven with a 5-burner gas cooktop, Omega SS rangehood, and built-in Omega microwave are bound to impress. Completing the space is a dual sink and a generously sized butler's pantry boasting 20mm Caesarstone benchtops, custom cabinetry, a wine rack, and additional sink space for added convenience.

Additionally, the generous laundry offers plenty of 40mm laminate bench space and storage, along with a built-in drying rack for added convenience. The bedroom wing comprises three generously sized bedrooms, each carpeted and equipped with built-in robes for ample storage. Adjacent is a family bathroom featuring contemporary tiling, a built-in tub, and a shower with a recess. Completing this wing is a versatile family rumpus room, ideal for use as a kids' playroom or study area. Step outside through sliding doors in the living room to discover a tiled alfresco area equipped with a gas bayonet, perfect for outdoor entertaining and relaxation. The spacious backyard boasts plenty of green grass, providing ample space for children and pets to play freely.

This home also offers additional features for enhanced comfort and convenience, including a Rinnai 2 zone ducted air conditioning system to regulate temperature efficiently. You'll also find a 3000L water tank for sustainable water usage, a DAS home alarm and security system for peace of mind, and a Rheem instant gas hot water system for continuous hot water supply. A brand new house with a spacious design, in such a desirable location, is bound to attract a great deal of interest. 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 15 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.- A short drive to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary- Only 15 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short drive to the charming

village of Morpeth, offering boutique shopping, gourmet providers and coffee that draws a crowd.- 40 minutes to the city lights and sights of Newcastle.- 35 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.