

# 6 Lerra Road, Windella, NSW 2320

## House For Sale

Tuesday, 9 April 2024

6 Lerra Road, Windella, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 5721 m2

Type: House



Nick Clarke  
0240043200



Danielle Chaplin  
0240043200

## PROPERTY PREVIEW

Property Highlights:- Spaciously designed brick and tile residence set on a huge 5721 sqm parcel of land.- Open plan living, a home office, a rumpus, plus formal living and dining rooms.- Large family kitchen with 20mm Caesarstone benchtops, ample storage, a dual sink plus quality appliances.- Four bedrooms, all with built-in robes, the master with direct access to the outdoors.- Three-way designed bathroom plus a second bathroom off the dedicated laundry.- Slate tiles and carpet floors, LED downlights, plus a soaring pitched ceiling with exposed timber rafters.- Daikin 3 zone ducted air conditioning, a fireplace, 3 phase power, plus a transpiration septic system.- Covered alfresco area with a built-in Master Forge BBQ.- Massive grassed yard with established gardens, trees and a 3000L water storage tank.- Separate double car garage, plus a 4-bay shed for all your storage needs.

Outgoings: Council Rate: \$3,256 approx. per annum  
Rental Return: \$750 approx. per week

Located within the highly sought, Windella Estate, stands this impressivlande four bedroom homestead, set on an idyllic 5721 sqm parcel of land, offering one lucky buyer the opportunity to secure an enviable semi-rural lifestyle, within moments of city living. Windella is a unique location offering a semi-rural feel, whilst being within moments of local shopping centres, homemaker outlets, quality schooling and recreation facilities in the nearby suburbs of Lochinvar, Rutherford and Maitland. An added bonus is the short 15 minute drive to the sights and delights of the Hunter Valley Vineyards, affording you the chance to enjoy acclaimed restaurants and cellar doors at your leisure. Arriving at the property you'll be greeted by a sweeping grassed front lawn, established gardens and a long driveway that leads to a separate double car garage beside the home. The pleasing first impression continues as you step inside via the front porch, taking in the home's spacious floor plan, soaring pitched ceiling with exposed timber rafters, and the practical combination of slate tiles and carpet flooring. Set at the entrance to the home are the inviting formal living and dining rooms, with carpet floors, exposed brick walls, and antique wall sconces adding a charming touch. At the heart of the home is the spacious family kitchen overlooking the open plan living area which comes with LED downlights and a Coonara fireplace, offering the perfect space to relax and connect with your loved ones. The kitchen offers ample storage in the surrounding timber cabinetry and plenty of room atop the gleaming 20mm Caesarstone benchtops for all your food preparation needs. A stone splashback adds a stylish touch, whilst a breakfast bar provides the perfect space for your casual dining. The home chef will be delighted to find quality appliances already in place including a Euromaid oven, a Chef 4 burner stovetop, a vintage pressed metal range hood, and a Heller dishwasher for ultimate convenience. A dedicated laundry room is set close by, with a stainless steel bench top and direct access to the outdoors. The second bathroom is attached, offering a shower and a vanity with an undermount basin and a 20mm Caesarstone benchtop. There are five bedrooms on offer, providing a space for everyone to call their own. All bedrooms include built-in robes and carpet flooring, providing a cosy feel underfoot. The master suite enjoys a direct connection to the yard via a sliding door, and access to the stylishly updated main bathroom which boasts a clever 3-way design, a separate WC, a floating twin vanity with a 20mm marble look benchtop, soft close cabinetry, stunning floor to ceiling tiles, and built-in recesses in the shower and above the freestanding bathtub. At the end of the hallway, you'll find a versatile rumpus room with timber panel walls, delivering the ideal space for the kids or teenagers to spread out and enjoy. Step outside via the glass sliding door in the living room and you'll arrive at the spacious undercover alfresco area, complete with a Master Forge built-in BBQ, offering the ideal space for all your outdoor cooking, dining and entertaining needs. The generously sized 5721 sqm parcel of land delivers a massive grassed yard, with established trees, gardens, and a 3000L water storage tank to keep the grounds thriving. Packed with added extras, this incredible home also includes recently updated Daikin 3 zone ducted air conditioning for your year round comfort, a transpiration septic system, 3 phase power, plus a separate 4 bay shed built in 2016, offering plenty of space for your cars and big kids toys! Make no mistake, a home of this standard, set in such an enviable location is sure to attract a large volume of interest from buyers near and far. We encourage our clients to act swiftly and secure their inspections with the team at Clarke & Co Estate Agents today. Why you'll love where you live:- Your very own semi-rural lifestyle within easy reach of city conveniences.- A short drive from schools, homemaker centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc... in the nearby centre of Rutherford.- 5 mins to St Joseph's College & St Patrick's Primary school Lochinvar.- 45 minutes to Newcastle CBD & beautiful beaches.- 15 minutes to the gourmet delights of the Hunter Valley Vineyards.- 1 hour to the pristine shores of Port Stephens.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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