

# 6 Margan Street, Cliftleigh, NSW 2321

## Sold House

Monday, 14 August 2023

6 Margan Street, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



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**\$810,000**

What an amazing chance to save yourself the hassle and stress of building with this dream family home only 3 years old and built by amazing local builders Simmonds Homes. Constructed with luxury and space in mind every room has been thoughtout while offering a location home to acres of parkland and only minutes from schools, shops, transport, sporting fields and the Hunter Expressway getting you to the valley or into Newcastle within 30 minutes. Arriving at the home you are greeted with a lovely façade, oversized garage and full CCTV system. Heading inside you'll experience spacious 9ft ceilings, ducted a/c, LED lighting, ceiling fans and a wide main hallway leading you throughout. Flowing down your hallway you will arrive at a huge open plan living, dining and kitchen with glass doors to your outside entertaining. Here you can create some delicious meals in your chef-inspired kitchen showcasing 40mm stone benchtops, 900mm cooktop and oven, stainless steel appliances and a butler's pantry. Adjacent to your main living is a home theatre room giving the family all the space they need. Separate from all of the living are 3 king sized bedrooms, each room with a built-in robe and ceiling fan. These rooms share a luxury main bathroom with a separate WC. For the parents, a large master bedroom awaits with a walk-in robe and ensuite. To accommodate all the family there is also the main linen press, large laundry and walk-in linen closet to make sure you don't run out of space. Connecting your indoor/outdoor living through glass sliding doors is an oversized tiled alfresco area all overlooking the great size yard. Here you can entertain year-round while watching the kids and pets play in the fully fenced yard. This dream family home has nothing to do but move in and enjoy all of the hard work that has been done for you. Contact your team at Clarke & Co Today for your next inspection. Outgoings: Council Rates: \$2,041.12 approx. per annum Water Rates: \$1,075.44 approx. per annum Rental Return: \$630 - \$650 approx. per week\*\*\* 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 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.