

6 Samoa Close, Ashtonfield, NSW 2323

Sold House

Thursday, 17 August 2023

6 Samoa Close, Ashtonfield, NSW 2323

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 840 m2

Type: House



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\$920,000

Property Highlights:- Beautifully presented home on a large 840.5sqm block with open plan living/dining, formal lounge and dining + a dedicated home office.- Impressive kitchen with quality appliances, gas cooking, 40mm benchtops, loads of storage + a breakfast bar.- Stunning, newly renovated bathroom featuring a floating twin vanity with 20mm Caesarstone benchtop, plantation shutters + an ensuite in the master bedroom.- Soaring cathedral ceilings, polished hardwood floors, newly installed premium carpet and stylish tiles throughout.- Gas bayonet fittings in formal lounge + open plan living/dining areas.- Daikin 7 zone ducted a/c, natural gas + ceiling fans throughout.- Huge paved alfresco area overlooking the sparkling inground saltwater pool and manicured grounds.- Attached double garage with internal access, mezzanine storage + a dedicated cellar room underneath house.- Dual side access, with double gates to one side, allowing enough room for a trailer.

Outgoings: Council rates: \$2,672 approx. per annum Water rates: \$1,192.05 approx. per annum Rental Return : \$730 approx. per week

Perfect for those searching for their dream family home, this impressive four bedroom residence presents an opportunity to secure your piece of the family friendly, Ashtonfield market. Ideally located within 5 minutes from Green Hills Shopping Centre and the new Maitland Hospital, and with quality schooling including Hunter Valley Grammar School nearby, this ideal location connects you to all your everyday needs in no time! Sitting pretty on the high side of a lovely street and surrounded by established landscaped gardens, this appealing brick built home offers plenty of curb appeal. Presented to the highest of standards, this home offers a spacious floor plan and quality inclusions throughout including ducted air conditioning, soaring cathedral ceilings in the open plan living area, polished hardwood timber floors, newly installed premium carpet in the bedrooms, and brand new tiles in both the hall and dedicated laundry room. Designed with spacious living in mind, this home offers multiple living areas, providing plenty of space for the family to relax and unwind. At the point of entry, you'll note the inviting sunken lounge room, presenting a lovely space to spend your downtime, with a dedicated study located adjacent, perfect for those working from home. Offering the luxury of choice, there is an additional living area located close by, providing space for everyone to find a cosy corner to unwind. The centrepiece of the home is the stunning open plan living, dining and kitchen area, with stunning cathedral ceilings taking this luxurious design to stunning new heights. With a generously sized living/dining area and a dedicated dining room in place, this impressive space provides the perfect setting to connect over meals and spend time with loved ones. Overlooking the living area is the well appointed kitchen that includes a built-in oven, a gas cooktop and dishwasher, with ample storage space on offer for all your kitchen gadgets and more. There is plenty of space on the 40mm benchtops, making family meal preparations a breeze, with a raised breakfast bar perfectly placed for casual family dining. A spacious floor plan places four large bedrooms throughout the home, the master suite located at the entrance, featuring a ceiling fan, built-in robes, and a large window, providing lovely views across the front yard, with a well appointed ensuite, completing this ideal parent's retreat. A further three bedrooms are tucked along a private hallway at the rear of the home, all enjoying built-in robes and newly laid quality carpet, providing a cosy feel underfoot. These rooms are serviced by the recently updated family bathroom which features a floating twin vanity with a 20mm Caesarstone benchtop, chic plantation shutters, a built-in bathtub, a separate shower with a built-in recess, and the convenience of a separate WC. Stepping through the glass sliding doors in the open plan living area, you'll arrive at what can only be described as a backyard oasis. There is a spacious, paved alfresco with a pitched roof overhead, LED downlighting, and a gas bayonet, presenting the perfect spot to enjoy time with family and entertain friends, with space for your BBQ, outdoor dining area and more! Taking centre stage is the sparkling inground, saltwater pool in place, set to provide endless hours of fun for the kids and relaxation for the adults for years to come. Framed by established gardens and hedging, the generously sized 840.5sqm parcel of land delivers plenty of green grass for the kids and pets to play, with dual side access as an added bonus. Storage of your cars and tools will present no issue in this home with an attached double garage with internal access and mezzanine storage on offer, providing all the space you could ask for, plus a pool shed for your outdoor gear! Quality homes of this standard, located in the highly sought suburb of Ashtonfield are in high demand. 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 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.- Quality schooling close by including Hunter Valley Grammar School within a 5 minute drive.- A mere 10 minutes to the Maitland CBD.- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.- 30 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.