

# 63 Reflection Drive, Louth Park, NSW 2320

## Sold House

Saturday, 23 September 2023

63 Reflection Drive, Louth Park, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 4919 m2

Type: House



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**\$2,100,000**

Property Highlights:- Spectacular 2008 built Mirvac Home with open plan living, formal lounge + dining, rumpus room, plus a home office.- Pristine kitchen with quality Smeg oven, a 900mm 6 burner gas cooktop, ample storage, 20mm Caesarstone benchtops, water filtration + a breakfast bar.- 2.55m ceilings throughout, feature cornices, LED downlighting, plantation shutters + premium flooring throughout.- Daikin ducted air conditioning, ceiling fans + ducted vacuuming.- 13kW solar system, electric-boosted solar hot water + a 5000L water storage tank.- An impressive entertainer's alfresco with a striking timber ceiling with LED downlights, 3 ceiling fans, built-in Jensen ceiling speakers with phone connectivity + Ziptrak retractable shade screens.- A complete outdoor kitchen with 40mm stone benchtops, a built-in Westinghouse oven, a Turbo BBQ, a Rio Grande canopy range hood + a kitchen sink.- Sparkling salt water chlorinated inground pool + an outdoor above ground spa looking out to the massive backyard with sweeping rural views.- Attached triple garage with internal access + a 9.1m x 6m Colorbond garage and additional huge 9.7m x 8.1m Colorbond shed with rear driveway access via Gullivers Lane.

Outgoings: Council Rates: \$3,796 approx. per annum  
Water Rates: \$767.52 approx. per annum  
Rental Return: \$900 approx. per week

Presenting a spacious floor plan and premium inclusions throughout, this spectacular Mirvac Home sitting on a massive 4,919sqm parcel of land has been designed to impress! Ideally located in the picturesque suburb of Louth Park, this perfectly positioned estate enjoys a semi rural vibe, whilst still being within easy reach of all the city conveniences you could ask for. Local conveniences such as the Maitland CBD, Green Hills Shopping Centre, the new Maitland Hospital and Hunter Valley Grammar School are all less than 10 minutes away with school bus pickup from the driveway. From the point of arrival, immaculately presented formal gardens, a sweeping lush lawn and a large circular driveway leading to the home, provide a sense of grandeur at first glance. Built in 2008 with a brick and contemporary Colorbond roof construction, this stunning home offers all you could ask for, plus more!

At the entrance to the home is an inviting tiled verandah, providing the ideal spot to sit back and enjoy the view across the beautiful front gardens. Prepare to be impressed as you step inside, revealing the stylish 3 step feature cornices, LED downlighting, plantation shutters, and a combination of large format tiles and the stylish floating floorboards found throughout the home. Designed for luxurious family living, you'll find a range of spaces within the home for the family to relax and unwind, including a formal dining room and a spacious study with a built-in desk and shelving located at the entrance, providing the ideal space for those working from home. At the centre of the home is a spacious formal lounge room, with plush carpet providing a luxurious touch. At the rear of the home is where you will find the impressive rumpus/family room, complete with a built-in bar, a handy powder room and servery windows boasting a 20mm stone benchtop opening out to the outdoor dining and BBQ area. At the heart of the home is an open plan living area, with a freestanding combustion fireplace and a gas bayonet, complimenting the ducted air conditioning, ensuring you'll relax in comfort regardless of the weather conditions. Overlooking the open plan living area is the pristine kitchen, offering ample storage in the surrounding cabinetry and walk-in pantry, gleaming 20mm Caesarstone benchtops, a textured subway tiled splashback and a breakfast bar, ideal for those casual meals with the kids. There are quality appliances in place including a Smeg oven, a 900mm 6 burner gas cooktop, a range and a dishwasher, as well as a window looking out to the sparkling inground pool, offering the perfect space for the home chef to create their gourmet meals. There are four generously sized bedrooms throughout, providing a space for everyone to call their own. Set aside at the rear of the home for additional privacy is the master suite which includes twin walk-through robes that lead to a luxurious ensuite that boasts stunning floor to ceiling tiles, a separate shower, WC, built-in bathtub and a twin vanity. The remaining three bedrooms are located toward the entrance to the home, also featuring ceiling fans, mirrored built-in robes and plush carpet, adding a touch of luxury to the everyday. Servicing these rooms is the main family bathroom which includes floor to ceiling tiles, a twin vanity, a separate shower and a corner spa bath, with a powder room located nearby, providing additional convenience for all. Dual sets of glass stacker doors provide a lovely connection between the indoor/outdoor living spaces, opening out to what can only be described as an entertainer's dream. Appointed with everything you could ask for, this impressive space includes a striking timber ceiling with LED downlights and 3 ceiling fans, built-in Jensen ceiling speakers with phone connectivity and Ziptrak retractable shade screens. The luxurious features do not stop there, taking centre stage in this incredible backyard is a sparkling inground salt-chlorinated pool, with a stylish water feature and provisions for solar heating, framed by a glass fence and landscaped gardens, ready for all your summer fun! In addition, you'll find a spa bath in place, perfect for relaxing at the end of a long day. The massive 4,919sqm parcel of land delivers a huge backyard with sweeping rural views, framed by traditional post and rail fencing. There is a dedicated fire pit stylishly landscaped with large

sandstone blocks, ideal for those cooler months, and plenty of green grass for the kids and pets to explore. Storage of your cars, gadgets and gear is well accommodated in this home, with an attached triple garage with internal access on offer, along with two Colorbond garages in the yard for all the extras as well as rear driveway access via Gullivers Lane. A home of this nature, set in the highly sought lifestyle suburb of Louth Park is sure to draw a large volume of interest from a wide range of buyers. 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;- A short 10 minute drive to Maitland's heritage centre and newly revitalised riverside Levee precinct, offering cafes, retail and events to enjoy.- Located just 10 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.- 8mins to the Hunter Expressway.- Hunter Valley Grammar School 10 minutes away with school bus pickup from the driveway.- 45 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.- 30 minutes to the shores of the spectacular Lake Macquarie.\*\*\* Agent Declares Interest\*\*\*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.