

# 65 Tarragon Way, Chisholm, NSW 2322

## House For Sale

Thursday, 6 June 2024

65 Tarragon Way, Chisholm, NSW 2322

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 727 m2

**Type:** House



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## PROPERTY PREVIEW

Property Highlights:- Spectacular 2021 Coral Homes residence with a spacious floor plan and luxury upgrades throughout.- Dual living zones including a media room, open plan living/dining area, plus a study nook.- Show stopping kitchen with 20mm Caesarstone benchtops, shaker style cabinetry, an island bench with a breakfast bar, stylish pendant lighting, a walk-in pantry, a herringbone tiled splashback, gas cooking, plus quality appliances.- Four bedrooms, the master with a walk-in robe, the remaining with built-in robes.- Luxury ensuite and main bathroom with floor to ceiling tiles, floating vanities with 20mm Caesarstone benchtops, walk-in showers, matte black fittings + a freestanding bathtub in the main.- Quality wool blend carpets and timber vinyl flooring, plantation shutters, and soaring 2.7m ceilings.- Daikin 4 zone ducted air conditioning, gas hot water, plus no noise ceiling fans throughout.- Covered alfresco area with ceiling fans, LED downlighting, a gas bayonet and non-slip tiles.- Large backyard with plenty of green grass, established gardens, plus a 3000L water storage tank.- Attached double garage with access to the home and yard, plus side access via double aluminium gates to a concrete parking pad in the yard. Outgoings: Council Rates: \$2,680 approx. per annum Water Rates: \$811.98 approx. per annum Rental Return: \$780 - \$800 approx. per week Ideally located in the blue ribbon Waterford Estate, Chisholm stands this spectacular family home, offering four bedrooms, dual living zones and quality features throughout, taking luxe family living to new heights! Built in 2021 by Coral Homes, this incredible property offers all the benefits of a new home without the wait, and is sure to attract a high volume of interest from discerning buyers. Convenient living does not get much better than this, with the newly approved Chisholm Plaza just minutes from home, Green Hills Shopping Centre a short drive away, and with quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary School within easy reach, you'll enjoy access to all your everyday needs just moments from home. Arriving at the property, a modern Hamptons style brick, Weatherboard and Hardiplank façade, framed by immaculately landscaped grounds, presents a lovely first impression. A pebble concrete driveway leads to the attached double garage that offers both internal access to the home and access to the yard, with double aluminium gates leading to a concrete pad to the side of the home, providing plenty of space to park all your cars and toys. Stepping inside reveals the home's stunning interior, with 2.7 metre ceilings, quality wool blend carpets and timber vinyl flooring, chic plantation shutters and contemporary downlighting throughout. The spacious master suite is located at the front of the residence, providing plenty of room for your king sized bed, a ceiling fan, and a walk-in robe for all your wares. The luxury ensuite is a sight to behold, with stunning floor to ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a walk-in shower, and stylish matte black fittings. Step through the barn-style sliding door at the rear of the home and you'll find the bedroom wing complete with three family bedrooms, all featuring ceiling fans and built-in robes. The main bathroom is located close by boasting spectacular floor to ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a walk-in shower with a dual shower head and recess, an inviting freestanding bath, and the same sleek matte black fittings as the ensuite. Designed for spacious family living, you'll find a variety of options for the family to relax and unwind. There is a dedicated media room complete with cosy carpet flooring, offering the perfect setting for those movie nights with the family. Located adjacent is a handy study nook with built-in soft close cabinetry and a large linen closet. Set at the heart of the home is the impressive open plan kitchen, dining and living area, bathed in natural light from the surrounding windows and sliding doors opening out to the yard. There is a recessed wall for the TV and built-in storage as well. The stunning gourmet kitchen presents an abundance of features, sure to please the home chef including a 900mm Technika oven and integrated microwave, a five burner gas cooktop plus a Asko dishwasher. There is ample preparation space atop the 20mm Caesarstone benchtops, plenty of storage in the walk-in pantry and shaker style cabinetry, and a stylish herringbone tiled splashback. Completing this dream kitchen is a large island bench that includes an undermount matte black sink, a breakfast bar for your casual dining and chic pendant lighting overhead. Two sets of glass sliding doors provide a beautiful connection between the indoor/outdoor living zones, opening out to an impressive alfresco area. Here you will find two no noise ceiling fans, LED downlights, quality non-slip tiles and a gas bayonet, delivering the ideal setting for all your outdoor cooking, dining and entertaining needs. The generously sized backyard offers plenty of grass for the kids and pets to play, established gardens, a raised garden bed for your veggies, and a 3000L water storage tank to keep the grounds looking their best. Packed with extra features, this incredible home also includes Daikin 4 zone ducted air conditioning, gas hot water, no noise ceiling fans, and security screens throughout, plus so much more! Spaciously designed homes offering such a high standard of inclusions, within quality locations such as these are highly sought after. With buyer interest expected to be high, we encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents today. Why you'll love where you live;- Located just 10 minutes from Green Hills Shopping Centre,

offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College.- Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach.- An easy 15 minute drive to Maitland CBD or the charming village of Morpeth, offering boutique shopping and cafes.- 35 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 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.