

**67 Ballydoyle Dr, Ashtonfield, NSW, 2323**

**Sold House**

Wednesday, 6 September 2023

**Altitude.**

67 Ballydoyle Dr, Ashtonfield, NSW, 2323

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Spacious Family Home Bordered By Lush Bushland

With a vast swathe of bushland to the rear, this four bedroom family home creates a leafy, peaceful retreat, just over five minutes' drive from the thriving hub of Maitland. Wonderfully spacious, the home flaunts an abundance of living space, made up of a formal dining room and family room, and an open-plan living area that spills out to a sunny paved entertaining area. Making the most of those lush bushland views, this outdoor space feels perfectly tranquil, while providing plenty of space for kids and pets to play on the expansive grassy yard, which is fully fenced for safety. Further highlights within include a large master with walk-in robe and ensuite, a study for WFM, and ducted AC throughout the home for year-round comfort.

- Single-level brick-and-tile home set on a large parcel within a blissfully quiet, tree-lined street
- Interior feels open and spacious, creating a blank canvas perfect for renting or making your own
- Open-plan living-dining overlooked by neat kitchen with gas stove, dishwasher, pantry and breakfast bar dining
- Flow-through family room and formal dining room add further versatility within an already flexible floorplan
- Fantastic outdoor space made up of paved entertaining area and level yard, offering leafy views
- Potential to add pool, workshop or studio in backyard (STCA)
- Home office perfect for WFH
- Spacious master with walk-in robe and ensuite
- Three additional robed bedrooms, serviced by bathroom with bath and shower
- Laundry with internal and external access
- Ducted AC
- Double garage with internal access, wide driveway provides additional off-street parking
- Great location convenient to parks, playgrounds, sportsfields and transport
- Easy access to zoned primary school (Ashtonfield Public School) and Hunter Valley Grammar School
- Just 2.6km to Maitland Private Hospital and 3.6km to New Maitland Hospital
- Short drive to Stockland Green Hills and Maitland's many dining, shopping and entertainment opportunities
- Quick 30-minute run into Newcastle CBD (27km)