

68 Settlers Boulevard, Chisholm, NSW 2322

House For Sale

Friday, 29 March 2024

68 Settlers Boulevard, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 764 m2

Type: House



Nick Clarke

0240043200

\$1,150,000 - \$1,250,000

Property Highlights:- Impeccably presented brand new single storey modern homestead with luxurious inclusions throughout, set in a highly sought blue ribbon location.- Three separate & spacious living areas including an open plan living/dining area, formal lounge, rumpus & an additional study.- Gourmet kitchen boasting 40mm Caesarstone benchtops, a spacious island bench, soft close cabinets, a walk-in pantry, plumbing for the fridge, gas cooking + quality Westinghouse appliances.- Four bedrooms, two with built-in robes, two with walk-in robes and luxury ensuites.- Stunning family bathroom and two ensuites with floor to ceiling tiles, showers with custom recesses, vanities with 40mm Caesarstone benchtops + a freestanding bathtub in the main bathroom.- Dedicated laundry with custom recess shelving, a subway tiled splashback and an additional WC.- Premium wool carpets, engineered timber floorboards, quality tiles, LED lighting + 2.7m ceilings.- ActronAir 2 zone ducted air conditioning, and a gas fireplace.- Impressive alfresco area with LED lighting, quality floor tiles, 2 ceiling fans + built-in timber bench seating.- Spacious landscaped backyard with grassed areas, and handy gated side access.- Attached double garage with extra storage and internal access.

Outgoings: Council Rates: \$2,072 approx. per annum Water Rates: \$811.98 approx. per annum Rental Return: \$900 approx. per week

Ideally located in the blue ribbon suburb of Chisholm, this spectacular brand new residence offers a spacious light-filled floor plan, four bedrooms for all the family, and premium features throughout, set to tick all the boxes for your new dream home! Set in a lovely family friendly neighbourhood, this residence is within easy reach of quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary and the newly approved Chisholm Plaza, delivering all your everyday needs just moments away. In addition, you'll find Green Hills Shopping Centre and Mailand's CBD a short distance by car, offering all the services, retail, recreation and dining options you could ask for. Arriving at the property you'll take in the sweeping grassed lawn and immaculately landscaped gardens framing the home, built with an appealing blonde brick and Colorbond roof construction. There is a large driveway that extends to the attached double garage that offers additional storage space and internal access to the home. A large front porch is set at the entrance to the home, providing a lovely spot to sit back and enjoy the view across the front garden. Prepare to be impressed as you step through the generous 1200mm timber entrance door to the grand entry foyer, revealing the home's stunning interior and luxurious features. There is stunning engineered timber flooring, LED downlights, a fresh paint palette, ActronAir 2 zone ducted air conditioning, and 2.7m ceilings delivering an extra sense of space throughout. The spacious floor plan delivers four generously sized bedrooms, offering a place for everyone to call their own. The master suite has been thoughtfully placed towards the entrance to the home, offering additional privacy for the adults of the family. Here you will find stunning inclusions such as timber flooring, provisions for pendant lighting, vertical round arch profile timber feature wall behind the bedhead, and a large walk-in robe with stylish brass hardware. Completing this ideal retreat for the parents is a stunning ensuite that features floor to ceiling tiles and a chic herringbone feature tile, a twin vanity with top mount basins and a 40mm Caesarstone benchtop, along with a double shower with a custom recess. A further three bedrooms in the north eastern wing of the home, all enjoy the luxurious feel of premium wool carpet underfoot, two with built-in robes, with the 3rd bedroom (or lovely guest retreat) including a walk-in robe and a stylish ensuite which boasts stunning floor to ceiling tiles, a shower with a custom recess, and a vanity with a 40mm Caesarstone benchtop. Located within this wing is a versatile rumpus room with a sliding door opening out to the yard, a study with built-in cabinetry, a powder room, and the main family bathroom which includes floor to ceiling tiles, a shower with a custom recess, a vanity with a 40mm Caesarstone countertop and an inviting freestanding bathtub. A formal lounge room is set at the entrance to the home, with vertical timber members to the corner entry, plush wool carpet, a built-in entertainment unit, and glass stacker doors opening out to the front verandah. The centrepiece of the home is the stunning open plan living, dining and kitchen area, offering plenty of space to dine, relax and unwind with loved ones. There is a wall mounted gas fireplace on offer, perfect for the cooler seasons, and provisions for pendant lighting above the dining table. Taking centre stage in this open plan design is the beautifully crafted kitchen, boasting luxury features including 40mm Caesarstone benchtops, soft close cabinetry, plumbing for the fridge, a massive walk-in pantry and a large island bench with Polytec fluted profile panels to the front and waterfall ends of the bench. The home chef will be delighted to find quality Westinghouse appliances in place including a dishwasher, a built-in microwave/oven, along with a 5 burner gas cooktop with a rangehood overhead. Two sets of glass stacker sliding doors bathe the open plan living area in natural light, whilst providing a stylish connection to the outdoors. Here you will find an impressive alfresco area that includes LED lighting, quality floor tiles, two ceiling fans, and built-in timber bench seating. The backyard features lovely landscaped gardens, grassed areas for

kids and pets to enjoy and handy gated side access. Make no mistake, a home offering this high standard of luxurious family living, set in such a highly sought area is certain to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live;- Located 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- Within a short drive of quality schooling options including, St Aloysius Catholic Primary and St Bede's Catholic College.- An easy 20 minute drive to Maitland CBD and the revitalised riverside Levee precinct.- Less than 10 minutes to the charming village of Morpeth, offering boutique shopping and cafes.- 40 minutes to the city lights and sights of Newcastle.- 35 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.