

# 7 Ahern Crescent, North Rothbury, NSW 2335

## House For Sale

Sunday, 10 March 2024



7 Ahern Crescent, North Rothbury, NSW 2335

**Bedrooms: 4**

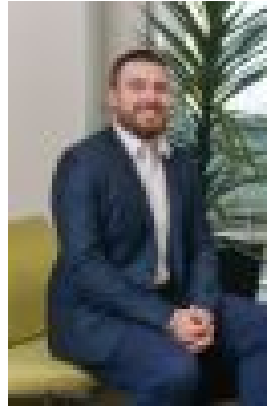
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brendan Walsh  
0249048400



James Tozer  
0249048400

**\$750,000 - \$825,000**

This newly constructed single storey Montgomery Home located in Huntlee Estate was completed in August 2023, beautifully built offering a flawless design on approx. 465sqm block with all landscaping completed this is the ideal opportunity to move in & enjoy one of the fastest growing communities in the Hunter Valley Region. Featuring a picturesque Hamptons facade this home comprises 4 bedrooms plus separate home theatre, a well equipped kitchen & butlers pantry with open plan meals area that offers a seamless connection to a covered alfresco space via stacker sliding doors. The home has quality finishes throughout including high ceilings, 20mm Caesarstone benchtops to kitchen & butlers pantry, hybrid flooring combined with plush carpets, ducted air conditioning & ceiling fans as well as plantation Shutters & modern roller blinds. Surrounded by quality homes this property is appealing both inside & out, with an oversized automatic double garage offering internal access maximising convenience. Designed to cater for any family this functional home is perfectly positioned within close proximity to the famous Hunter Valley Vineyards, Championship Golf courses; The Vintage and Horizons, local shopping centres & recreational facilities. Delivering easy access to M1 Hunter Expressway this property is set in a great spot. - New 4 bedroom Montgomery Home - Master bedroom with ensuite & walk-in robe - Well equipped kitchen & butlers pantry with 20mm stone benches - Functional design with open plan living - 2730mm ceilings throughout - Entry foyer with square set ceilings - Separate home theatre - Main bathroom with bathtub & separate shower - Additional powder room - Built-in robes in all bedrooms - Covered alfresco space - Daiken ducted air conditioning with 4 zones - Quality ceiling fans installed - Internal access to the oversized double garage with remote door - Quality hybrid flooring to foyer, meals, kitchen & butlers pantry - Modern plantation shutters & roller blinds - NBN Fibre optic data all connected in the home - Sensor lights to front/rear and side of the home - Lovely neighbourhood in Huntlee Estate - Close proximity to local shopping - Set close to the Hunter Valley Vineyards - Easy access to M1 Hunter Expressway