

# 7 Cordeaux Street, Louth Park, NSW 2320

## House For Sale

Friday, 29 March 2024

7 Cordeaux Street, Louth Park, NSW 2320

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1505 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- A stunning 2021 Clarendon home in the gorgeous suburb of Louth Park.- Multiple living areas including a rumpus or formal lounge, dedicated home theatre with soundproofing and built-in Jensen ceiling speakers, and a large open plan living area- A contemporary kitchen with a 40mm waterfall Caesarstone benchtop, a large island bench, soft close cabinets, a walk-in pantry, plumbing for the fridge, a Smeg oven and 5 burner cooktop.- Four generous bedrooms, all with built-in or walk-in robes and large windows providing natural light.- A gorgeous family bathroom and ensuite complete with 20mm Caesarstone benchtops, floating vanities and separate WCs as well as a bathtub and shower in each.- Gleaming floating floorboards, 2.7m high ceilings, roller blinds and dimmable LED downlights.- Fujitsu ducted air conditioning throughout, zoned for each room.- An undercover, tiled alfresco with LED downlighting for outdoor dining.- A sparkling inground salt chlorinated pool with glass fencing and privacy screens.- The beauty of a large wrap around landscaped backyard with an irrigation system and veggie patch.- Sustainable living features including a 9.9kw solar system and 2 x 5000L water tanks.- The convenience of a Bosch alarm system.- A double attached garage with internal access and additional driveway parking.

Outgoings: Council Rate: \$3,244 approx per annum  
Water Rate: \$811.98 approx per annum  
Rental Return: \$800 approx per week

Welcome to your dream home! Nestled in the sought-after suburb of Louth Park, this stunning 2021 Clarendon brick and Colorbond home offers the perfect blend of modern living and family comfort. Boasting four bedrooms and multiple living areas, it's the ideal sanctuary for those seeking both space and style. Situated just a short drive from Maitland's historic CBD and a short 40 minutes to Newcastle's bustling city and sandy shores, this gorgeous property offers the best of both worlds. With easy access to the Hunter Expressway, indulge in swift getaways to nearby vineyards or the scenic shores of Lake Macquarie. Approaching the house, you'll find a welcoming pebble concrete driveway, wide enough to accommodate extra parking for your caravan or boat, leading to the double attached garage with internal access. Flanked by a lovely grassed front lawn and established landscaped gardens, a charming path guides you to the entrance adorned with a large custom timber front door. Step inside to discover a space featuring floating floorboards, roller blinds, and 2.7 metre high ceilings, complemented by LED downlights on dimmers. Large windows flood the interiors with natural light, accentuating the light and bright neutral paint palette, creating a feeling of spaciousness throughout. This home offers ample spaces for relaxation and entertainment, with thoughtfully designed cutouts enhancing flow and light. At the front, a light-filled family rumpus or formal lounge awaits, boasting a large window overlooking the front yard. For family movie nights, indulge in the dedicated home theatre set behind timber sliding doors, complete with upgraded insulation for soundproofing and built-in Jensen ceiling and wall speakers for that authentic home cinema experience. Finally, the open-plan living, kitchen, and dining area beckons with abundant natural light streaming through two sets of sliding doors and a large window, ensuring plenty of space for both daily living and gatherings with friends. The heart of the home, the kitchen, boasts elegance and functionality with its 40mm waterfall Caesarstone benchtop, soft-close cabinets, and a walk-in pantry. Equipped with plumbing for the fridge, a Smeg oven, and a 5-burner stovetop, it's a chef's delight. The whole family will gather around the large island bench and breakfast bar, perfect for casual dining and entertaining alike. The bedrooms in this home are cleverly divided into two wings. The master suite boasts a large walk-in robe, a luxurious ensuite with a twin vanity, a freestanding tub, and a spacious shower. Plantation shutters adorn the windows, while double doors open to the rear yard. Adjacent, a family bedroom offers a built-in robe and ample natural light through a large window. In the other bedroom wing, you'll find two additional generous family bedrooms, each featuring built-in robes for ample storage. The adjacent laundry boasts a sleek matte black sink and a 20mm Caesarstone benchtop, with a convenient door leading outside. Meanwhile, the family bathroom exudes modern elegance with matte black fittings, a built-in bathtub, floor-to-ceiling large matte tiles, and a shower with a dual shower head. Completing the picture is a floating vanity with a 20mm Caesarstone benchtop, and a separate WC, ensuring both style and functionality in every detail. Step outside to your own private oasis! The alfresco area beckons with quality non-slip outdoor tiles and LED downlights, perfect for entertaining or relaxing under the stars, or just whiling away the hours watching the kids and pets play the day away. Dive into luxury with a sparkling inground salt chlorinated pool, surrounded by sleek glass fencing and privacy screening, soaking up the sun with family and friends. Beyond lies an extra-large wrap-around grass backyard adorned with quality landscaping, including a convenient veggie patch and an irrigation system, ensuring lush greenery all year round. This home comes with an array of extra features to enhance your lifestyle. Enjoy energy efficiency with a 9.9kw solar system and the convenience of 2x 5000L water tanks. Stay comfortable year-round with Fujitsu ducted air conditioning individually zoned for each room. Additionally, benefit from

modern security features including a Bosch alarm system, ensuring peace of mind. This incredible property in the ever popular suburb of Louth Park will delight all who come to see it. 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 Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. - 10mins to the Hunter Expressway. - 40 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 spectacular Lake Macquarie. \*\*\*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.