

7 Woodrow Way, East Maitland, NSW 2323

Sold House

Tuesday, 6 February 2024

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Bedrooms: 6

Bathrooms: 3

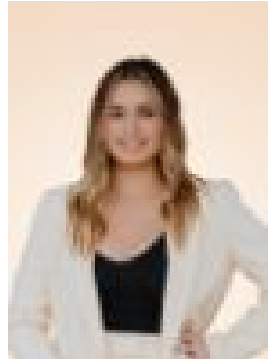
Parkings: 6

Area: 5984 m2

Type: House



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\$2,040,000

Property Highlights;-?Owner built masterpiece in Rathluba Estate set on a spectacular 5984 sqm parcel of land with breathtaking views on offer.-?Multiple living zones including; open plan living/dining, formal living/dining, an additional lounge room + a rumpus/family room.-?5 generously sized bedrooms + a home office (or 6th bedroom if required).-?Beautiful farmhouse style kitchen with a 1100mm Belling Cookcentre oven and 5 burner gas cooktop, 40mm Cypress pine timber benchtops, ample storage, a butler's pantry + an island bench with a breakfast bar.-?Polished Cypress pine timber floorboards, premium carpet, soaring 2.7m ceilings with ornate cornices, triple set architraves + picture rails throughout.-?2 x Temperzone ducted air conditioning systems, ceiling fans + gas outlets in the living room.-?Antique pendant light fixtures, contemporary downlighting + an appealing paint aesthetic throughout.-?Gas hot water, ducted vacuuming, and security system with intercom panels throughout the home.-?Spacious alfresco area overlooking the sparkling inground saltwater pool, ready for your summer fun!-?Immaculately landscaped grounds with established gardens, trees and plenty of green grass for kids and pets to enjoy.-?Attached double garage with electric car charging, plus a massive 13x9m three bay Colorbond shed for all the extras!Outgoings:Council Rates: \$1,166 approx. per annumWater Rates: \$767.52 approx. per annumRental Return: \$950 approx. per weekLocated in one of the finest and most tightly held estates in the region, on a spectacular 5984 sqm parcel of land, stands this exquisite owner built home, crafted to the highest of standards 19 years ago, offering a level of grandeur often sought, yet seldom seen in today's market.Nestled on such a spacious property, you'll feel like you're a million miles away from it all, whilst still enjoying easy access to all the conveniences of city living, with the new Maitland Hospital, Hunter Valley Grammar School and Green Hills shopping centre a short drive away. Further afield, you'll be delighted to find Maitland's heritage CBD a mere 10 minutes from home, the city lights and beaches of Newcastle only 40 minutes away, and the world renowned Hunter Valley Vineyards a short 25 minute drive, connecting you to the very best of the region in no time.Set in an elevated position, framed by a sweeping front lawn, immaculate gardens and an impressive circular driveway, this beautiful home commands attention at first glance. A grand set of stairs lead to the residence built of an appealing rendered brick and Colorbond roof construction, with a spacious verandah in place, providing the perfect space to sit back and enjoy the glorious views on offer. Stepping inside the home reveals the quality of workmanship throughout, with the perfect balance between traditional charm and contemporary design evident from the point of entry. There are stunning polished Cypress pine timber floorboards, soaring 2.7m ceilings, ornate cornices, triple set architraves, picture rails, and a stylish combination of contemporary downlights and traditional pendant lighting throughout. Spaciously designed, you'll find a range of living areas throughout the home, providing space for the entire family to find a cosy corner to relax and unwind. At the entrance is the formal living and dining room, with picturesque views on offer via the feature windows, and direct access to the verandah via the double doors in place, providing the ideal setting to host family and friends. An informal living area is located at the rear of the home, with large bi-fold doors leading to the alfresco, plus a sink and a built-in bar on offer, ready for your evening nightcap. The centrepiece of the home is the light filled open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and doors leading to the alfresco on one side, and the sunny front verandah on the other. Complementing the ducted air conditioning in place are ceiling fans and gas outlets, ensuring you'll relax in comfort during all seasons. The elegant farmhouse-style kitchen seamlessly blends with the open plan design, with an island bench doubling as a breakfast bar, with chic pendant lighting overhead, taking centre stage. There is ample storage space on offer in the surrounding cabinetry and the generously sized butlers pantry for all your kitchen wares, and plenty of room atop the 40mm varnished Cypress pine timber benchtops. The home chef will be delighted to discover the Belling Cookcentre in place, offering a 1100mm oven with a 5 burner gas cooktop, hotplate and a grill, ready to start creating those gourmet meals! A dedicated laundry room is located close by, enjoying direct access to the yard and garage, with a handy 3rd bathroom adjacent, providing additional convenience for all. The bedroom wing is set to one side of the home where you will find five generously sized bedrooms plus a study, offering a space for everyone to call their own. All bedrooms include ceiling fans, built-in robes and plush carpet, providing a luxurious feel underfoot, one enjoys direct access to the verandah, with three featuring chic plantation shutters, adding a stylish touch. The study (or 6th bedroom) includes a ceiling fan, timber floorboards, and direct access to the front verandah, providing the perfect space for a home office, should your needs require. The master suite is a sight to behold, with the same stunning timber floorboards and an abundance of natural light streaming in from the surrounding windows and double doors opening out to the verandah. There is a large walk-in robe providing all the storage space you could ask for, and a well appointed

ensuite complete with a twin varnished timber vanity with a 20mm countertop, ornate tile features, and classic polished brass fittings. Servicing the remaining rooms is the main family bathroom which boasts the same ornate tiles and stylish brass fittings, along with a corner spa bath, a large shower, and a separate powder room with a freestanding sink. Completing the bedroom wing is an informal living room with direct access to the verandah, offering the perfect space for the kids to play, or an additional lounge area to be enjoyed by all. Glass sliding doors in the living area provide a seamless connection between the indoor/outdoor living zones, opening out to a stunning backyard oasis that needs to be seen to be truly appreciated. The spacious, tiled alfresco area comes complete with a shade sail and natural gas connection for the BBQ, with ample space for all your outdoor cooking, dining and entertaining needs. Taking pride of place is the sparkling inground solar heated saltwater pool, with a self cleaning function and spa jets, set to provide endless hours of summer fun for the young and young at heart. The immaculately landscaped grounds frame the perimeter of the property, with stairs leading to a spacious backyard that offers plenty of green grass for children to play, and breathtaking views to enjoy. There is irrigation to the raised garden beds, a separate fenced grassed area ideal for pets, and dual side access on either side of the home. Those seeking storage for their cars, boat, van and toys will be delighted to find an attached double garage with electric car charging on offer, along with a massive 13x9m three bay Colorbond shed with an additional carport to one side, offering all the space you could desire. Homes presenting this level of luxury and space, within quality locations such as these, are rarely available to the market. We encourage our clients to act swiftly and secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live;- Located just 5 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. - Surrounded by quality homes in a family-friendly community with plenty of parks and recreation facilities within easy reach. - Within 10 minutes of the newly opened Maitland Hospital. - An easy 12 minute drive to Maitland CBD or the charming village of Morpeth, offering boutique shopping and cafes. - 40 minutes to the city lights and sights of Newcastle. - 25 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.