

70 James Street, Morpeth, NSW 2321

Sold House

Wednesday, 28 February 2024

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Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 1037 m2

Type: House



Nick Clarke
0240043200



Mikhaela Oldham
0240043200

\$1,060,000

Property Highlights:- Remarkable family residence boasting quality features throughout, set in the lovely township of Morpeth.- Spacious family living areas including two living rooms, a sunroom + an open plan dining /kitchen area.- A generously sized kitchen including ample storage, granite benchtops, a tiled splashback, plus quality appliances.- Two family bathrooms plus an ensuite in the master bedroom.- Blue Gum hardwood timber flooring, Cedar timber features + 9ft ceilings throughout.- Ducted air conditioning, multiple split system ACs, ceiling fans + two combustion fireplaces in the living areas.- Sparkling inground saltwater pool in the yard framed by manicured hedges.- Separate granny flat at the rear that includes its own access via Princess Street, with a kitchen, bathroom, wall mounted air conditioning, bedroom and its own carport, which could offer a host of options for the lucky new owner (STCA). - A large garage and huge carport accessed via the rear lane + a garden shed in the yard.OutgoingsCouncil rate: \$3,668 approx. per annumWater rate: \$825.42 approx. per annumMain House: \$750 approx. per weekRear Granny Flat: \$280 approx. per weekSet a mere stroll from the historic village of Morpeth, this remarkable residence offers a spacious floor plan and five bedrooms for the growing family, plus a granny flat at the rear with an additional bedroom (STCA), all set on a massive 1037 sqm parcel of land.Morpeth is a unique township that enjoys a lovely semi-rural feel, with scenic landscapes and a wonderful range of local cafes, galleries and boutique shopping along Swan Street, all within walking distance of this exquisite home.Upon arrival, you'll find a sweeping front grass lawn and a classic bullnose verandah framing the home, built in 1992 with an appealing brick and Colorbond roof construction.Stepping inside reveals the quality craftsmanship and contemporary features within the home, including stunning Blue Gum hardwood timber flooring, Cedar timber features, exposed brick walls, and high 9ft ceilings and ducted air conditioning.There are a range of living areas for the family to relax and unwind including a formal living room set at the entrance to the home featuring carpet flooring, stepped cornices, a ceiling fan, and a built-in open fireplace, perfect for gathering in front of during the cooler seasons.In addition, you'll find a massive living room, complete with a timber panel feature wall, two ceiling fans, and a freestanding combustion fireplace, offering the luxury of choice when it comes to enjoying your downtime. At the heart of the home is an open plan kitchen and dining area, with a ceiling fan and split system air conditioning for additional comfort. The generously sized kitchen includes ample storage in the surrounding cabinetry, sleek granite benchtops, a tiled splash back and charming timber fretwork adding a lovely touch. Quality appliances are on offer including an Electrolux oven, a Fisher & Paykel 4 burner electric cooktop and a Westinghouse dishwasher, set to make cleaning up a breeze.There are five spacious bedrooms on offer, two set to one side of the home with carpet flooring and ceiling fans, and one with a built-in robe for extra convenience. A bathroom located along the hall includes modern tiling, a floating vanity, and a shower with a frameless glass screen and a dual rain showerhead.An additional three bedrooms are set on the other side of the home, including the spacious master suite that includes carpet flooring, large windows adorned with curtains, a ceiling fan and split system air conditioning for your year-round comfort. A walk-in robe is on offer, as is a well appointed ensuite, completing this ideal parent's retreat. The remaining two bedrooms include ceiling fans, built-in robes, one with carpet flooring, one with hardwood floors, with both rooms enjoying access to the 3rd bathroom which includes a twin sink vanity, a built-in bathtub, a large linen closet and an open shower.A massive sunroom is set at the rear of the home, with tiled flooring and glass sliding doors leading to the yard providing plenty of natural light throughout.Stepping outside you'll be delighted to find a sparkling inground saltwater pool, framed by manicured hedges, ready and waiting to provide endless hours of summer fun and relaxation, along with a large north-facing yard offering plenty of green grass for kids and pets to enjoy.Storage of your cars, tools and toys will present no issue in this home, with a large garden shed in the yard, along with a massive rear garage with a huge carport, accessed via the rear lane, offering all the space you could ask for, plus more!An added bonus with this incredible property is a separate granny flat at the rear that includes its own access via Princess Street, with a kitchen, bathroom, wall mounted air conditioning, bedroom and its own carport, which could offer a host of options for the lucky new owner, subject to council approval of course.Located 10 minutes from Stockland Green Hills and 15 minutes to Maitland CBD, you'll enjoy ease of access to all of the goods and services you could ask for, whilst a 30 minute drive connects you to the Hunter Valley vineyards, and 45 minutes to Newcastle, ensuring easy connection to the best that the Hunter Region has to offer.A home offering this standard of spacious family living, set in such an enviable location does not come around every day, 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;- Mere moments to the cafes and boutique shopping of Swan Street.- Located just 10 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.- 7 minute drive to East Maitland train station.- 15 minutes to Maitland's heritage CBD and flourishing riverside Levee precinct.- 45 minutes to the city lights and sights of Newcastle.- 30 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.