

746 Gresford Road, Vacy, NSW 2421



Sold House

Thursday, 17 August 2023

746 Gresford Road, Vacy, NSW 2421

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2157 m2

Type: House



Kristy Resevsky

\$800,000

Welcome to 746 Gresford Road, Vacy - where rural living meets modern comfort and convenience. This stunning brick residence, built in 1990, is perfectly positioned on a massive 2,157 sqm residential block, allowing you to savour the peaceful rural way of life without the burden of maintaining a large property.

Modern Upgrades for Contemporary Living Step inside and be captivated by the elegant and contemporary upgrades that adorn this home. Stylish white doors with matte black hardware and trendy matte black ceiling fans in the bedrooms add a touch of sophistication. The hybrid timber flooring throughout, along with the crisp white venetian blinds, complement the modern aesthetic. LED downlights create a warm and inviting ambiance, and with Daiken 16kW ducted reverse cycle air conditioning and a 10 kW Solar System with 29 panels and an 8.2kW inverter with battery capability, comfort and energy efficiency are assured.

Seamless Indoor-Outdoor Living The central open plan living and dining area is the heart of the home, seamlessly flowing through two sets of glass sliding doors to a flyscreen enclosed rear alfresco entertainment area. Here, you can relax and unwind, sheltered by translucent roofing and with the convenience of a large pet door to keep your furry friends out of the elements. For those quieter moments, a separate sunlit lounge room awaits at the front of the home, offering a private retreat.

Well Appointed Kitchen for Culinary Delights The kitchen will make catering for the family a breeze, equipped with quality stainless steel appliances, including a Westinghouse wall oven and grill, Technika induction four-zone cooktop, range-hood, and Bosch dishwasher. The double stainless-steel sink with a matte black gooseneck tap adds a touch of luxury, while a generous fridge space and convenient microwave recess complete the package. Access to the laundry ensures convenience in your daily routines.

Your Private Sanctuary - Bedrooms and Bathrooms This home features a total of four bedrooms and two bathrooms. The master bedroom boasts an ensuite and double built-in robe, providing a tranquil haven. The three guest rooms, two with built-ins, are thoughtfully designed with stylish matte black ceiling fans. The main bathroom boasts a separate shower and bath tub, while a separate toilet and linen storage in the hallway enhance functionality.

External Features - Space and Security Beyond the interiors, external features abound. A double garage with remote roller doors and a side carport offer ample parking space, while side gated access leads to a large 3-bay Colorbond shed with a concrete base, power, and lighting. The secure yard is protected by pet-proof fencing and access gates on both sides. Enjoy cosy evenings by the paved fire-pit area, and appreciate the convenience of a split gravel driveway with gated entry. Established gardens and privacy hedges add to the charm, and external flood lights provide added security.

Utility Information - Modern Convenience at Your Fingertips This home is designed to cater to your modern lifestyle with a range of utility features. Stay connected with a fixed wireless NBN Internet connection and enjoy your favourite shows with Foxtel. The property is equipped with single-phase mains power, town water, and a garden rainwater storage tank off the shed for sustainable water use. The electric hot water system ensures your comfort year-round, while the septic system offers efficient waste management. With the council rates approximately \$395 per quarter, you can enjoy all these amenities without a worry.

Perfectly Located - Embrace the Best of Vacy Nestled in the heart of Vacy, this property boasts an ideal location. Walking distance to Vacy Public School, Sports ground, Vacy General Store & Café, and The Farmers Hotel ensure that every amenity is at your doorstep. The Historic township of Paterson is just a short 5-minute drive away, 25 minutes to Maitland and Dungog, while Newcastle Airport, CBD, and the Hunter Valley's finest vineyards are easily accessible in under an hour's drive.

Presented by Kristy Resevsky Property, this exquisite property is a rare gem. Don't miss the opportunity to make it your own. Call Kristy on 0488 677 000 to book your inspection and start living the life you've always dreamed of!

Copy this link to access the full list of inclusions: <https://bit.ly/InvisibleValue-746Gresford>

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