

8 Brokenwood Avenue, Cliftleigh, NSW 2321

House For Sale

Thursday, 11 April 2024

8 Brokenwood Avenue, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 454 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Beautifully presented brick and tile family home set in a top location.- Spacious open plan living, dining and kitchen area with split system air conditioning.- Pristine kitchen with ample storage, 20mm Caesarstone benchtops, plus quality appliances.- Four bedrooms, the master with a walk-in robe, air conditioning and a well appointed ensuite.- Quality tiles and carpeted floors, a classic neutral paint palette, LED downlighting + ceiling fans in the bedrooms.- Lovely alfresco area with LED downlights and a ceiling fan.- Low maintenance backyard with plenty of green grass for the kids and pets to enjoy + a 3000L water storage tank.- Attached double car garage with internal access + gated side access to the yard.

Outgoings: Council Rates: \$1,984 approx. per annum
Water Rates: \$811.98 approx. per annum
Rental Return: \$640 approx. per week

Offering a stylish entry to the market or a clever buy for astute investors, we introduce 8 Brokenwood Avenue, Cliftleigh to the market. Set on a lovely street, just moments from Cliftleigh Meadows Park, this immaculate home boasts a spacious floor plan and a contemporary design, all set on a lovely low maintenance block, offering the ideal family home for one lucky new owner to enjoy straight away. Cliftleigh has developed into a suburb of such high demand for good reason, with Maitland CBD a short 15 minute drive, and the Hunter expressway just moments away, connecting you to the Hunter Valley vineyards and shores of Lake Macquarie in no time. Framed by a sweeping grassed lawn and established gardens, this appealing brick and tiled roof home offers a pleasing first impression. In addition, you'll find a large driveway that leads to the attached double garage that offers internal access to the home. Moving inside you'll find four bedrooms, with the master suite set at the entrance to the home for additional privacy. Here you will find carpeted floors, a large window looking out to the front yard, a walk-in robe, a ceiling fan and split system air conditioning for year-round comfort, with a well appointed ensuite completing this ideal parent's retreat. An additional three bedrooms are found further into the home, all including ceiling fans, built-in robes, and plush carpet, providing a cosy feel underfoot. The main family bathroom services these rooms, with a shower, a built-in bathtub and a separate WC. Set at the heart of the home is the spacious open plan living, dining and kitchen area, complete with modern LED downlighting, practical tiled flooring, and a split system air conditioner to ensure you enjoy your downtime in comfort. The pristine kitchen seamlessly blends with the open plan design, offering ample storage in the surrounding cabinetry, and plenty of space atop the 20mm Caesarstone benchtops for all your food preparation needs. There is a dual sink, a tiled splashback and quality appliances including an Omega oven, a 4 burner electric cooktop, a rangehood, and a Bellini dishwasher, set to make cleaning up a breeze. Step outside via the large glass sliding door and you'll arrive in the lovely covered alfresco area complete with LED downlighting and a ceiling fan, offering the perfect space to cook, dine and relax outdoors. The low maintenance backyard wraps around the side and rear of the home, with gated side access, plenty of green grass for kids and pets to enjoy, a 3000L water storage tank for your sustainable living, and plenty of scope to add your own landscaping touch, should you choose. A home presented to this standard, set in such a popular location is sure to attract a large volume of interest from a wide range of buyers. 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;- 5 minutes to Hunter Valley expressway, connecting you to the shores of Lake Macquarie and the world-famous Hunter Valley vineyards in no time!- A short walk to Cliftleigh Meadows Park where you can enjoy the playground and explore the leafy walking track.- 15 minutes to Maitland CBD with grocers, cafes, restaurants, Kmart, schools, train stations, pubs and so much more.- 8 minutes to Kurri Kurri CBD and 5 minutes to Kurri Golf Course.- 20 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home. ***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.