

81 Tarragon Way, Chisholm, NSW 2322

House For Sale

Wednesday, 22 May 2024

81 Tarragon Way, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 582 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spectacular two story residence with spacious open plan living/dining, formal lounge room + a rumpus room.- Immaculate kitchen with quality Omega appliances, gas cooking, 20mm Caesarstone benchtops, a window splashback, a breakfast bar, ample storage + a walk-in pantry.- Four bedrooms, the master suite with a walk-in robe and luxury ensuite.- Ceiling fans, stylish tiling, premium carpet and contemporary downlighting throughout.- Daikin 8 zone ducted air conditioning, instant gas hot water + a 3000L water tank.- Large alfresco area complete with LED downlights, a gas bayonet + ceiling fans.- Spacious, fully fenced grassed yard with handy gated side access.- Attached double garage with internal access for all your storage needs.

Outgoings: Council rates: \$2,588 approx. per annum
Water rates: \$811.98 approx. per annum
Rental Return: \$780 approx. per week

Immaculately presented, perfectly positioned, and with luxurious inclusions throughout, this spectacular family residence set in the prestigious Waterford Estate Chisholm has been designed to impress! With a spacious, light-filled floor plan spanning two levels, this is your opportunity to secure a contemporary home that is ready to move in and enjoy straight away.

Waterford Estate is a highly prized location for good reason, with quality homes, friendly neighbourhoods, a range of parklands to enjoy, and the convenience of the newly approved Chisholm Plaza and quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary, all close to home.

Standing out from the rest, this impressive double story home, with its appealing brick/Weatherboard and Colorbond roof facade, landscaped garden and driveway leading to the attached double garage with internal access, provides a pleasing first impression. The warm welcome continues as you step inside the spacious entry hall, revealing a crisp paint palette, gleaming floor tiles and the contemporary lighting found throughout the home.

The ground floor delivers a well thought out floor plan that has been designed for relaxed family living, with a carpeted formal living room at the entrance, with two windows providing a lovely view across the front yard. A generously sized open plan living, dining and kitchen area is set at the heart of the home, framed by glass sliding doors leading to the yard. With ample room for living zones and a dining area, there is plenty of space to connect with loved ones or find a cosy corner to unwind. Your comfort is assured with the Daikin 8 zone ducted air conditioning in place, offering year round climate control throughout.

The gourmet kitchen seamlessly blends with the open plan design, with a large island bench providing space for a breakfast bar, a double sink, and ample room atop the sleek 20mm Caesarstone benchtops for all your food preparation needs. There is plenty of space in the surrounding cabinetry and soft close drawers, a massive walk-in pantry, quality Omega appliances including a 900mm oven, a 5 burner gas cooktop, a dishwasher, a canopy range hood, and a stunning window splashback adding an extra touch of class.

A dedicated laundry includes a glass sliding door offering convenient access to the yard, with a powder room located close by, servicing the ground level of the home.

Upstairs you'll find four spacious bedrooms, with the master suite featuring a ceiling fan, a large walk-in robe, and striking awning windows, bathing the area in natural light. The luxurious ensuite includes a twin vanity with a 20mm Caesarstone countertop and a shower, completing this ideal parent's retreat.

The remaining three bedrooms feature ceiling fans, built-in robes and plush carpet, adding an extra touch of luxury. Servicing these rooms is the main family bathroom that boasts a shower, a built-in bath, a vanity with a 20mm Caesarstone countertop and soft close cabinets, and the convenience of a separate WC, all serviced by the home's instant gas hot water.

A handy addition on this floor is a dedicated living space with a ceiling fan, providing an ideal spot for a kid's playroom, or an additional lounge room for everyone to enjoy.

Back on the ground floor, three sets of glass sliding doors provide a seamless connection between the indoor/outdoor living zones. Stepping outside, you'll arrive at the lovely covered alfresco area, with LED downlighting, a gas bayonet and ceiling fans, providing the perfect setting to cook, dine and entertain all year round.

The fully fenced, grassed backyard wraps around the side and rear of the home, delivering plenty of space for kids and pets to play, handy gated side access, plus a 3000L water storage tank to keep the grounds looking their best.

Ideally positioned with all your everyday needs moments away, and a short 40 minute drive taking you to both Newcastle and the Hunter Valley Vineyards, this perfectly located home will see you enjoying the best sights, delights and events the region has to offer, in no time at all!

A property of this standing, set within the blue ribbon Waterford Estate, is certain to draw a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live:- Located just ten minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- A short distance to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary.- 15 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A 10 minute drive to the charming village of Morpeth, offering boutique shopping, gourmet providores and coffee that draws a crowd.- 40 minutes to the city lights

and sights of Newcastle.- 35 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