

85 Laurie Drive, Raworth, NSW 2321

House For Sale

Saturday, 15 June 2024

85 Laurie Drive, Raworth, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 748 m2

Type: House



Nick Clarke
0240043200



Mikhaela Oldham
0240043200

PROPERTY PREVIEW

Property Highlights:- Spacious 2018 McDonald Jones built family home in a fantastic location.- Open plan living and dining room, a media room, plus a kid's rumpus or home office.- Luxury kitchen with 20mm Caesarstone benchtops, 900mm Fisher & Paykel oven with 5 burner gas cooktop, dishwasher, integrated microwave, walk-in pantry plus a butler's pantry with matching features.- Master bedroom with twin walk-in robes, ensuite with a large bath and separate shower and WC, plus sliding door access to the back deck.- Family bedroom wing with three spacious bedrooms, kids rumpus, family bathroom with a huge built-in bath, a separate shower and WC, plus additional powder room.- ActronAir 2 zone ducted air conditioning.- Soaring 3.4m high ceilings in the open plan kitchen, living, dining and master bedroom, hybrid floorboards and roller blinds throughout.- Hardwood timber deck with rural views and an undercover concrete alfresco with retractable shade screens, two gas outlets, LED downlights plus outdoor powerpoints.- Double attached garage with remote roller door and internal access.- Instant gas hot water and a 4500L water tank with a pump.

Outgoings: Rental Return: \$800 approx per week

Nestled in the heart of Raworth, a charming suburb within the picturesque embrace of Maitland, this spacious family home epitomises comfort and convenience. Welcome to a lifestyle where semi-rural tranquility harmonises effortlessly with urban accessibility. You will instantly fall in love with Raworth, where a family-friendly neighbourhood beckons with its serene ambiance. Situated a short drive from Maitland CBD, a mere 40 minute drive from Newcastle, and a convenient 30 minutes from the Hunter Valley Vineyards, every destination is within effortless reach. Morpeth Village is 5 minutes away, offering boutique shopping and cosy cafes, while Green Hills Shopping Centre, a short 10 minute drive, ensures all your daily needs are readily met. As you approach this impressive home, a grassed front yard framed by manicured hedges welcomes you, hinting at the charm within. A wide concrete driveway leads to an attached double garage, complete with a remote roller door and internal access for added convenience. Step through the grand front door into an entry hall adorned with a feature step cornice, a recessed wall for displaying artwork, pendant lighting, and hybrid floorboards that exude warmth and elegance. High ceilings throughout create an airy atmosphere, while roller blinds offer both privacy and style. Positioned at the front of the home, the family bedroom wing offers three generously sized bedrooms, each equipped with roller blinds, ceiling fans, and built-in robes for effortless organisation. Adjacent to these bedrooms is a versatile study area, featuring a pendant light fixture and a built-in desk, providing an ideal space for a home office or children's entertainment area. The family bathroom boasts modern amenities, including a floating vanity with a 20mm Caesarstone benchtop, a spacious built-in bath, and a shower with a built-in recess, all illuminated by a large frosted glass window. Additionally, there's a large powder room with a 20mm Caesarstone benchtop, ensuring convenience for the entire family. The open plan living area boasts soaring 3.4 metre high ceilings, amplifying the sense of spaciousness and airiness. It provides a versatile space for relaxation and entertainment, accommodating various furniture layouts. A recessed wall is dedicated to a TV/entertainment setup, serving as a focal point for family gatherings. Glass stacker doors seamlessly connect the indoor space with the alfresco area, bathing the room with natural light and inviting outdoor enjoyment. Adjacent to the living area, a cosy media room awaits, perfect for family movie nights or quiet relaxation. A high window allows natural light but does not ruin the theatre atmosphere. In the meticulously designed kitchen, functionality meets elegance. Soft close cabinetry, paired with a 20mm Caesarstone benchtop, offers ample storage and workspace. The island bench/breakfast bar, illuminated by three pendant lights, serves as a focal point for both meal prep and casual dining. Equipped with a dual undermount sink with filtered water and a mixer tap, meal preparation and cleanup are effortless, whilst a coloured glass splashback adds a modern touch of vibrancy to the space. Top of the line Fisher & Paykel appliances include a 900mm oven with a 5 burner gas cooktop and canopy rangehood, integrated microwave, and stainless steel dishwasher. Behind frosted glass and timber double doors, a spacious walk-in pantry provides additional storage, while the adjacent butler's pantry offers further preparation space. With room for a fridge and the option for a wine fridge, this kitchen caters to all of your cooking needs. Privately nestled at the rear of the home, the master bedroom is a sanctuary of comfort and style. Boasting soaring 3.4 metre high ceilings, a black ceiling fan, and glass stacker doors opening onto an outdoor timber deck, it invites tranquility and relaxation. Twin walk-in robes offer abundant storage space. The ensuite bathroom is a luxurious retreat, featuring a twin sink vanity with a 20mm Caesarstone benchtop, a large bath with a huge frosted glass window, a separate shower with built-in wall recess, and a separate WC for added convenience. A wall-length mirror and over-vanity LED downlights add a touch of sophistication to this indulgent space. Entertain in style in the undercover alfresco area, complete with LED outdoor lights, retractable shade screens, and rural views that provide the perfect backdrop for family gatherings. A timber deck overlooks the grassed backyard, fully fenced for privacy, while a 4500L

water tank and garden shed cater to practical needs. This fantastic home includes the convenience of instant gas hot water and ducted air conditioning throughout, ensuring year round comfort for the whole family. Don't miss this opportunity to secure your slice of Raworth paradise, where comfort, convenience, and style converge in perfect harmony. 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; - Located within an easy 5 minute drive of the lovely Morpeth Village, boasting a range of cafes, boutique shopping and restaurants.- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- An easy 15 minute drive to Maitland CBD for all your everyday needs.- 40 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.