

# 87 Barr Promenade, Thornton, NSW 2322

## House For Sale

Saturday, 28 October 2023

87 Barr Promenade, Thornton, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Spaciously designed 2017 built Beechwood Home with open plan living/dining + a dedicated media room.- Gourmet kitchen with 20mm Caesarstone waterfall benchtops, soft close cabinetry, Solt dishwasher, 900mm Westinghouse oven with a five burner gas cooktop, a walk-in pantry, a window splashback + an island bench with a breakfast bar and stylish pendant lighting.- Soaring 2.7m ceilings with feature cornices, large format tiles, premium carpet + LED downlighting throughout.- Daikin 2 zone ducted air conditioning, ceiling fans, a Hills security system with 6 security cameras installed + instantaneous gas hot water.- Lovely tiled alfresco area with LED downlights, ceiling fans + power access overlooking the landscaped backyard + a 4000L water tank.- Attached double garage with internal access, a concrete trailer pad + wide side access to the yard.- Right across the road from the lovely Wirraway Park

Outgoings: Council rate: \$2,564 approx. per annum Water rate: \$767.52 approx. per annum Rental return: \$710 approx. per week

Perfectly positioned in the family friendly suburb of Thornton, right across the road from the lovely Wirraway Park stands this impressive 2017 built Beechwood Home, with a spacious floor plan and luxury inclusions throughout, presenting your chance to secure a beautifully presented family home that is ready to move in and simply enjoy. Located within a short drive of Green Hills Shopping Centre, the new Maitland Hospital and with quality schooling and the fabulous Wirraway Park right across the road, you'll enjoy easy access to all your daily needs, right on your doorstep! Further afield, you'll find the city lights of Newcastle and the sights and delights of the Hunter Valley Vineyards only 35 minutes away, connecting you to the very best of our region in no time!

Arriving at the home, an appealing brick and Colorbond roof facade, coupled with immaculately landscaped gardens provides plenty of curb appeal. There is a large driveway that leads to the attached double garage, along with a landscaped trailer pad, and handy side access to the yard on offer as well. Stepping inside the home via the wide timber front door you'll enter a grand entry hall, revealing the glistening large format tiles with feature accents, soaring 2.7m ceilings with three stepped cornices, and the contemporary LED downlights found throughout the home. The well thought out floor plan provides a range of living spaces for the growing family to enjoy, including a dedicated media room located at the entrance to the home, complete with premium carpet flooring, a ceiling fan, and lovely awning windows providing a view out to the yard. Designed as the heart of the home, the stunning open plan living, dining and kitchen area provides the perfect setting to unwind with your loved ones and connect over mealtimes. There are ceiling fans and a gas bayonet in place offering comfort during all seasons, built-in timber shelving and dual sets of stacker sliding doors, providing a lovely connection to the outdoors. The pristine kitchen provides plenty of storage space in the soft close cabinetry, a walk-in pantry, and a striking window splashback looking out to the yard. A spacious island bench sits at the centre of the kitchen, showcasing the sleek 20mm Caesarstone waterfall benchtops, whilst providing a breakfast bar with stylish pendant lighting overhead. Quality appliances are in place including a Solt dishwasher and a 900mm Westinghouse oven with a five burner gas cooktop, ready for the home chef to start whipping up their gourmet creations, straight away!

There are four bedrooms on offer, with the master suite thoughtfully placed toward the entrance of the home for additional privacy. You'll find plush carpet, a ceiling fan, a walk-in robe and a luxury ensuite that features large format tiles, a twin vanity with a 20mm Caesarstone countertop, and a large shower that comes with a built-in recess and a rain showerhead. A further three bedrooms are tucked away behind a private hallway at the rear of the home, all featuring premium carpet, ceiling fans and built-in robes. The main family bathroom is located along the hall, boasting the same quality tiles and vanity as the ensuite, a built-in bathtub and a shower with a built-in recess. Back in the open plan living area, you'll access the outdoors via the stunning dual sets of stacker sliding doors, opening out to an impressive tiled alfresco area that comes complete with outdoor power access, LED downlights and ceiling fans, providing the perfect setting to enjoy your outdoor dining and entertain guests. The immaculately presented backyard includes established gardens, a lovely patch of green grass for the kids and pets to play, and a landscaped fire pit area, perfect for those cooler seasons. A contemporary home offering this standard of spacious living, set in a family friendly location such as this is sure to prove popular with our buyers. With a large volume of interest expected, we encourage our clients to act swiftly and secure their viewings with the team at Clarke & Co Estate Agents today.

Why you'll love where you live;- Right across the road from Wirraway Park with a popular playground, parklands and walking tracks to enjoy.- Located a short drive 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.- Surrounded by quality homes in a family-friendly neighbourhood.- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!- An easy 15 minute drive to the

charming village of Morpeth, offering boutique shopping and cafes.- Less than 20 minutes to Maitland CBD and the flourishing Levee riverside precinct offering a range of cafes, retail and events throughout the year. - 35 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 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.