

# 9 Arrowtail Street, Chisholm, NSW 2322

## Sold House

Saturday, 24 February 2024

9 Arrowtail Street, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 817 m2

Type: House



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**\$1,020,000**

Property Highlights:- 2014 built Eden Brae home with premium features and luxurious inclusions throughout.- Spacious open plan living and dining area with a built-in gas fireplace and ceiling fan.- Gourmet kitchen featuring 20mm Caesarstone benchtops, a large format tiled splashback, plumbing for the fridge, ample storage, a walk-in pantry, gas cooking + quality appliances.- Four bedrooms, the master with a walk-in robe and luxury ensuite.- Stylish floor tiles, premium carpet + plantation shutters.- ActronAir 3 zone ducted air conditioning, ceiling fans + instant gas hot water.- Covered alfresco area + an outdoor kitchen with a hardwood timber deck.- Large backyard with a grassed yard, established gardens, two garden sheds + an outdoor spa to enjoy!- 8.6kW solar system, 3 phase power, a four camera security system + a reticulated recycled water system.- Attached double garage with internal access + side access to a high carport for your van or boat.

Outgoings: Council Rates: \$2,236.13 approx. per annum Water Rates: \$811.98 approx. per annum Rental Returns: \$750 approx per week

Set in the highly prized location of Waterford Estate, Chisholm, this spectacular brick and Colorbond roof residence boasts a light filled spacious floor plan, four bedrooms for all the family, and luxurious inclusions throughout, set to impress all that inspect. Built in 2014 by Eden Brae Homes, this residence has been designed with no expense spared, from its steel frame, 3-phase power access, and four camera security system, this home will leave you wanting for nothing, with all you could ask for, plus more!

Locations do not get much better than this, with quality schooling including St Bede's Catholic College and St Aloysius Catholic Primary, along with the newly approved Chisholm Plaza just moments from home, and the bustling city of Newcastle an easy 35 minute drive, you'll enjoy all your everyday needs within easy reach of home.

Arriving at the residence, you'll be greeted by a lush grassed yard, established gardens and a large sealed concrete driveway that leads to both the attached double garage with internal access, plus the extra high carport installed in 2019, ready to accommodate the van or boat.

Moving inside you'll enter the spacious entry hall, revealing stylish floor tiling, and the fresh paint palette found throughout the home.

Set at the entrance is the generously sized master suite, with plantation shutters, a ceiling fan, plush carpet, a walk-in robe, and a luxury ensuite that includes sleek floor to ceiling tiles, a floating vanity, and a large shower with a built-in recess. Three family bedrooms are located further into the home, two with built-in robes, one with a ceiling fan, and all enjoying the luxurious feel of premium carpet underfoot. The main family bathroom services these rooms, offering a floating vanity with a top mount basin, a built-in bathtub, a shower with a built-in recess and a separate WC. A dedicated laundry room is on offer, with ample storage, a mixer tap and handy direct access to the outdoors.

Designed for relaxed family living, you will find a large open plan living, dining and kitchen area at the heart of the home. There is a ceiling fan and a built-in gas fireplace on offer, delivering the perfect setting for cosying up in the cooler seasons.

The immaculate kitchen includes gleaming 20mm Caesarstone benchtops, a large format tile splashback with mosaic accents, plumbing for the fridge and ample storage in the surrounding cabinetry and walk-in pantry. The home chef will be thrilled to find quality appliances already in place including a Venini 900mm oven with a 5 burner gas cooktop, a stainless steel and glass canopy range hood, and a dishwasher for ultimate convenience. Glass stacker sliding doors offer a stylish connection between the indoor/outdoor living spaces, opening out to an entertainer's dream in the yard. Here you will discover a spacious tiled alfresco area with a ceiling fan, and an adjoining covered outdoor kitchen with a hardwood timber deck, a BBQ, a hot plate and a stainless steel sink, ready to serve all your outdoor cooking and entertaining needs.

The spacious backyard offers plenty of green grass for kids and pets to run about, beautiful established gardens, and two large garden sheds for extra storage. Completing your ideal backyard oasis is a large above ground spa set behind a gate from the yard, perfect for relaxing at the end of a long day.

Packed with added extras, this incredible home also includes ActronAir 3 zone ducted air conditioning, an 8.6kW solar system, instant gas hot water, solar tube skylights in the main bathroom and kitchen, along with a reticulated recycled water system for your sustainable living.

A home offering this standard of spacious family living inside and out, loaded with luxurious features and upgrades such as this stands out from the rest. We encourage our clients to contact the team at Clarke & Co Estate Agents to secure their inspections without delay.

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

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