

9 Fanning Street, Gillieston Heights, NSW 2321

House For Sale

Saturday, 25 November 2023

9 Fanning Street, Gillieston Heights, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 731 m2

Type: House



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\$749,000 - \$799,000

Property Highlights:- First time offered to market, architecturally designed residence in the highly desired "old" Gillieston Heights, built in 1995 by MacPherson and Willot Constructions set on a generous 731 sqm parcel of land.- A spacious tri-level floor plan boasting a dedicated lounge room + an open plan dining/kitchen area.- Soaring raked ceilings, square set cornices throughout, Australian native whitewood timber floorboards + LED lighting with dimmers.- A lovely Modwood composite timber alfresco and deck with sweeping valley views to enjoy.- Massive fully fenced north facing backyard with dual side access.- Four bedrooms, all featuring carpet and chic aluminium plantation shutters, the master with twin built-in robes and a luxurious recently renovated ensuite.- Pristine kitchen featuring North African granite benchtops, 2-pack cabinetry, ample storage, a tiled splashback, a breakfast bar, a built-in Chef oven, a 4 burner gas cooktop + a Euromaid dishwasher- Fujitsu split system air conditioning, a gas bayonet, a 6.6kW solar system, home alarm system + gas hot water.- An attached double garage with internal access + a 5.9m x 4m Colorbond shed in the yard.

Outgoings: Council Rate: \$2,156 approx. per annum Water Rate: \$825.42 approx. per annum Rental Return: \$650 approx. per week Offering a chance to secure an impressive architecturally designed home in the popular family friendly suburb of the highly desired "old" Gillieston Heights, we proudly present, for the first time offered to market, 9 Fanning Street. Boasting a light filled spacious floor plan and luxurious inclusions throughout, this stunning home stands out from the rest. Gillieston Heights is a conveniently located suburb that enjoys easy access to local schooling, a newly developed shopping complex and recreational facilities for the kids, delivering all your everyday needs within moments from home. In addition, you'll find Maitland's heritage CBD a short 10 minutes away, the city lights and beaches of Newcastle a 45 minute drive, and all the gourmet delights of the Hunter Valley vineyards only 25 minutes from home, connecting you to the best of the region in no time at all! Boasting an impressive custom design, this exquisite home was built in 1995 by MacPherson & Willott Constructions, with a spacious tri-level floor plan, offering room for all the family to relax and unwind. Arriving at the property, a manicured front yard with established formal hedges frames the home, built of a solid dry pressed brick and Colorbond roof construction. The pleasing first impression continues as you enter the home, arriving in the spacious foyer, revealing the soaring raked ceilings, contemporary square set cornices, and the stunning Australian native whitewood timber floorboards found throughout. There are four bedrooms in place, providing a space for everyone to call their own. The master suite is set at the entrance of the home for additional privacy, premium carpet, two sets of built-in robes and aluminium plantation shutters, adding a stylish touch. The recently renovated ensuite features large format floor to ceiling tiles, a massive twin shower with a built-in recess, and a floating vanity with a 20mm stone benchtop. A further three bedrooms are on offer, all featuring plantation shutters and enjoying the luxurious feel of premium carpet underfoot. The two bedrooms on the upper floor include built-in robes and ceiling fans for additional comfort. Servicing the rooms on the upper floor is the main family bathroom which includes floor to ceiling tiles, and a handy bath/shower combination. The lower level of the home has been designed with relaxed family living in mind, with a generously sized lounge room that features a striking exposed rafter set against the soaring raked ceilings. There are dimmable LED downlights, along with a commercial grade natural gas heater and a Fujitsu split system air conditioner, ensuring you'll relax in comfort during your downtime. An open plan kitchen and dining area is located close by, offering the ideal setting to dine and connect with loved ones at mealtimes. The pristine kitchen includes ample storage in the surrounding 2-pack cabinetry, along with a sleek North African granite benchtop for all your food preparation needs. A stylish tiled splashback is in place, along with a breakfast bar, ideal for those casual mealtimes. Quality appliances are on offer including a built-in Chef oven, a 4 burner gas cooktop and a Euromaid dishwasher, set to make cleaning up a breeze. Located in this zone is a dedicated laundry complete with a powder room, plus handy access to the outdoors. There is dual access via sliding doors in the living and dining rooms, opening out to the lovely alfresco area, with Modwood composite decking and a privacy screen, plus a gas bayonet ready for the all important BBQ. Raised above the yard, this deck offers a lovely vista of sweeping valley views from its north facing aspect. The generously sized 731 sqm parcel of land delivers a massive grassed yard for the kids and pets to play, along with dual side access. Storage of your cars and big kids' toys will prove no issue in this home with an attached double garage with internal access on offer, along with a large 7m x 5m Colorbond shed with a roller door in the yard. Packed with added features, this impressive home includes a 6.6kW solar system with a Solis 4G series inverter, a Rheem Stellar gas hot water system, security screens on the front and rear doors plus external sensor and downlights. A custom designed home offering this standard of luxurious family living, set in such a popular location is sure to draw a large volume of interest from near and far. We encourage our clients

to contact the team at Clarke & Co Estate Agents without delay to secure their inspections. Why you'll love where you live;- Located just 15 minutes 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.- Within a moment's drive to the newly opened local shopping complex featuring an IGA, and an assortment of services for all your daily needs.- 10 minute drive to Kurri Kurri and Maitland's heritage CBD.- An easy drive to the Hunter Expressway, connecting you to all the sights and delights of the Hunter Valley or the shores of Lake Macquarie in 30 minutes.***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.