

# 9 Katherine Close, Raymond Terrace, NSW 2324

## Sold House

Thursday, 17 August 2023



9 Katherine Close, Raymond Terrace, NSW 2324

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 666 m2**

**Type: House**



Kristy Resevsky

**\$670,000**

Introducing a remarkable opportunity and a warm embrace, this immaculate brick residence stands as a testament to comfort and quality, exuding an incredible warmth that greets you with open arms the moment you step inside. Poised on a generous 666 sqm residential block, it is situated in a serene cul-de-sac, just a stone's throw away from convenient transport options, The Lakeside Village, Leisure Centre & Sports Complex, Irrawang High School, Irrawang and Grahamstown Public Schools, and welcoming on-lead dog parks. With easy access to the Pacific Highway, this location boasts a mere 30-minute radius to the vibrant hubs of Newcastle, Maitland, and the coastal allure of Port Stephens. Externally, this property presents a visual feast. A pristine in-ground swimming pool takes centre stage, cocooned within secure fencing for peace of mind. Adding convenience and flair, the Colorbond single remote garage boasts a workshop space, benches, and even a swing-out TV to catch the game while tinkering. A secure carport with double gate security ensures ample vehicle space, with a second 8.8m long but narrow carport on the other side. The rear covered alfresco entertaining deck flaunts a pitched ceiling, creating an inviting ambience for gatherings. Additionally, a separate covered entertaining area, adorned with LED downlights, houses a built-in BBQ and a captivating timber-tiled bar. The immaculately landscaped backyard is a haven of security for both children and pets, enveloped in high Colorbond fencing. The Japanese box hedges and elevated privacy hedges add a touch of lush greenery, while a paved fire-pit area ignites evenings of cherished moments. Inside, no detail has been spared. Ducted reverse cycle air-conditioning coupled with three split system units ensure climate control, while a slow combustion wood-fired heater exudes cosiness. Hybrid timber flooring graces the interiors, harmonising perfectly with the white plantation shutters and stylish profiled doors with matte black handles. LED downlights, along with captivating pendant lighting, cast an inviting glow throughout. The heart of this home, the stunning modern kitchen, is a gourmet's delight. Abundant storage meets sleek white stone bench-tops, complemented by a central preparation island with a breakfast bar. Over-bench pendant lights and a skylight illuminate the culinary space. White overhead cabinetry, large soft-closing pot drawers, and muted grey glass splash-back with LED strip mood lighting define elegance. Quality appliances include a stainless-steel under-mount sink with a gooseneck extendable matte black tap, Euromaid black glass dishwasher, electric four-burner cooktop, and a stainless-steel wall oven. The spacious main lounge room exudes comfort, while a separate combined family/dining room boasts soaring cathedral ceilings and exposed brick feature walls, seamlessly connecting to the enticing entertaining area. Sleeping quarters present three inviting bedrooms, each appointed with ceiling light/fans and wide double mirrored built-in wardrobes. Two of these bedrooms are further enhanced by split system air conditioners and TV wall mounts. The luxury bathroom epitomises opulence with large format rectified edge tiles adorning the floors, wet areas, and full wall height. An open shower recess with a frameless glass divider, a free-standing deep soak bathtub, and a floating wall-mounted vanity underscore the spa-like feel. The matte black tapware, towel rails and hooks provide a touch of sophistication, while the soft-closing toilet is an embodiment of thoughtful design. The laundry is as functional as it is stylish, featuring a barn door on a matte black rail for added charm. A stainless-steel circular sink with a gooseneck tap is mounted in a timber bench-top with a tasteful tiled splash-back. White cabinetry and a broom cupboard with matte black hardware offer practicality, while the overhead cupboard conceals a pull-out drying rack. The utility of this space is further highlighted by the presence of a wall-mounted decorative mirror and an AirFlow exhaust fan. Utility-wise, mains power, town water and sewer connections, as well as an electric hot water system, cater to the essentials. Every window is equipped with fly-screens, while front windows feature privacy glass coating and external windows and doors are fortified with Crimsafe security screens. Council details reflect Port Stephens with a zoning of R2 Low Density Residential, and approximate quarterly Council Rates of \$407 per quarter. Nestled in a quiet cul-de-sac, this address offers unmatched convenience. Walking distance to transport, schools, and shopping, this location also boasts proximity to the Lakeside Leisure Centre & Sports Complex. Effortless access to the Pacific Highway places essential services within easy reach, from Marketplace Raymond Terrace, Heatherbrae, and Newcastle Airport, to the idyllic shores of Port Stephens. Moreover, major centres like Maitland, Greenhills Shopping Centre and Newcastle CBD are within a 30 minute radius, and Sydney CBD is within a 2 hour drive, making this home the epitome of strategic living. Presented with pride by Kristy Resevsky Property, Kristy herself can be reached at 0488 677 000. Enquire now to experience the blend of comfort, style, and convenience that this property offers. Your new chapter begins here. 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