

9 Rampling Avenue, North Rothbury, NSW 2335



House For Sale

Friday, 19 April 2024

9 Rampling Avenue, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 945 m2

Type: House



Michael Denton
0249914000

EXPRESSIONS OF INTEREST

Set in an elevated position on a large 942 sqm parcel, this almost new residence boasts an array of quality finishes and upgrades and is ideally located in an expanding suburb of the Hunter Valley. Suiting a new home buyer that wants to avoid the delays and cost uncertainty with building, all the hard work is done with nothing left to do but move in and enjoy. At just over two years young, this brick and colorbond roof home impresses from the moment you enter via the oversized front door. Light grey floating floors combine with white walls, internal feature doors and shadow-line ceilings throughout for a clean, modern look. High gloss polyurethane kitchen cabinets in white and navy combine with the Caesar stone benches and dark charcoal appliances to continue the modern look in the kitchen. With three bench spaces, the kitchen is a great place to work, and includes an enormous walk-in pantry with sufficient storage for even the largest of families. The luxurious master suite features plush carpets, sheer curtains, a ceiling fan and large walk-in robe. The adjoining ensuite is light and bright, with a dual basin, stone topped vanity, large shower, and separate toilet stall. Similarly luxurious, the other three bedrooms include white plantation shutters, built in robes and soft grey carpets. Meeting the needs of growing families, multiple living areas can be found with a media room, rumpus, and family room with dedicated space for a study nook or wall unit. Those looking to entertain will be impressed by the enclosed alfresco area that is fully tiled and lined and is perfect for spending time with family and friends - irrespective of the weather. For those in search of additional space for vehicles, boats or caravans, the full width driveway includes an additional concrete pad for parking or can be used as a reversing bay. Gated access to the side of the home provides vehicle access through to the 6m x 7m shed at the rear of the block. With light and power, it's the perfect spot for added storage or for the home handyman to tinker. Rounding out the external package is extensive paving, block retaining walls and established garden beds. Ideally located in a growing area of the Hunter Valley, close by is the Huntlee Shopping Centre, just a 3-minute drive away (1.2km). Furthermore, those relocating will find Huntlee is conveniently located right next to the Hunter Expressway, the commute to Newcastle is only approximately 52 minutes (57km), and just over 2 hours to Sydney (189km). Additional features of this home:

- A ducted Fujitsu air conditioning system with 4 zones.
- Security screens on all doors.
- Plantation shutters and sheer curtains.
- Extensive LED downlighting, internal and external.
- All weather alfresco area with services connected.
- Set on a large 942 sqm parcel with mountain views from the rear of the home.
- Extensive gardens with fruiting vines, hedges, and irrigation system.
- Large 6m x 7m shed with light and power and vehicle access.