

9 Watsons Place, Aberglasslyn, NSW 2320

House For Sale

Wednesday, 10 January 2024

9 Watsons Place, Aberglasslyn, NSW 2320

Bedrooms: 7

Bathrooms: 3

Parkings: 6

Area: 4588 m2

Type: House



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PROPERTY PREVIEW

Property Highlights / Overview- Luxurious family estate with open plan living / dining, additional living room, study + media room.- Show stopping kitchen with brand new 900mm Smeg oven/stove, 20mm Caesarstone benchtops, soft close cabinetry, ample storage, butler's pantry + a MASSIVE kitchen island / breakfast bar.- 20mm Caesarstone benches in bathrooms, ensuite with twin floating vanity.- Three VJ panelling feature walls.- Daikin 8 zoned ducted air conditioning and ceiling fans throughout.- 2 x electric fireplaces and 1 x brand new freestanding combustion fireplace.- Plantation shutters.- New herringbone vinyl flooring and new quality carpet throughout.- New downlighting + freshly painted throughout.- A separate laundry room complete with floor to ceiling tiles, soft close cabinetry with matte black handles and 40mm benchtops.- Spectacular alfresco with outdoor kitchen with Weber BBQ, stone benches + ceiling fan and electric fireplace.- Merbau timber deck.- Inground saltwater / chlorinated pool.- Pool house with downlights, ceiling fan, Bluetooth speakers.- Home gym or studio with fully insulated walls and roof + separate powder room.- 6 car garage complete with a workshop & games area for the dream man cave!- Two 3m x 6m garden sheds + 3 raised garden beds for veggie patch.- 4 x water storage tanks located underneath the garage and patio, with one 65,000L servicing the pool and gardens via the in ground watering system.- Sprinklers in the backyard connected to water tanks.- Instantaneous gas hot water system.- Security system with the ability to view cameras via your mobile phone + fibre to the premises internet.- 2003 build.Outgoings:Council Rate: \$3,456 approx. per annumWater Rate: \$825.42 approx. per annumRental return: \$100 approx. per weekSet on an incredibly rare 4588 sqm parcel of land, in the highly sought suburb of Aberglasslyn, stands this spectacular residence, boasting a spacious floor plan with seven bedrooms and multiple living areas to enjoy, all set on a manicured estate with resort style outdoor living, offering all you could ask for from your luxurious new home + more!Set in an exclusive pocket of Aberglasslyn, surrounded by quality homes on expansive lifestyle blocks, this private retreat offers a sense of seclusion whilst still enjoying easy access to all the conveniences of city living, with local shopping centres, Rutherford Marketplace, Maitland CBD and the glorious Hunter Valley Vineyards all within easy reach.Arriving at the estate, a sweeping front lawn with established gardens and shade trees leads to the appealing brick rendered / Colorbond roof home, offering a wonderful impression from first glance.Stepping inside, the quality craftsmanship and grand design of the home are immediately evident, with stylish herringbone flooring, plantation shutters, a fresh paint palette, ducted a/c, and contemporary down lighting throughout, continuing to impress.Offering a level of space often sought yet seldom seen, you'll find seven generously sized bedrooms located throughout the home, providing more than enough space for the growing family. All rooms include the convenience of built-in robes and ceiling fans, whilst enjoying the luxurious feel of the brand new premium carpet underfoot. An added bonus is the direct access to the yard via glass doors in place in two of the rooms.Servicing these bedrooms is not one, but two impressive family bathrooms, the first of which boasts a three way design with a twin vanity featuring a 20mm Caesarstone benchtop, a separate bath, shower and WC. The second full service bathroom includes a huge shower, with gleaming floor to ceiling tiles adding a stylish touch.The master suite is a sight to behold, large enough to consider a separate wing within itself, this ideal retreat is tucked away behind a private hallway, providing a haven for parents at the end of the day. There is a massive walk-in robe in place, and a luxury ensuite that boasts a floating twin vanity with a Caesarstone benchtop, striking floor to ceiling tiles, and a large walk-in shower. The incredibly well thought out floor plan provides a range of living spaces for all to enjoy, including a light filled open plan living / dining room set at the heart of the home, complete with a newly installed combustion fireplace, providing the ideal spot to relax with family and connect over mealtimes.Located nearby is a huge informal lounge / media room with built-in shelving, perfectly set to host family movie nights, or to cheer on your local team with the kids. Further along, located close by to the sleeping quarters, is an additional living space, complete with an electric fireplace and chic VJ panelling, offering the ideal spot for a kid's play space or an additional living room to be enjoyed by all.A home office is placed towards the entrance, perfect for those working from home, or as a guest / 8th bedroom should your needs require.Designed as the centrepiece of the home is the show stopping kitchen which features gleaming 20mm Caesarstone benchtops, plenty of white soft close cabinets with chic matte black handles, and a massive butler's pantry, offering ample space for all your kitchen appliances, plus more!There are quality stainless steel appliances in place, including a newly installed freestanding Smeg oven, a five burner gas cooktop, a range, and a Fisher & Paykel dishwasher, sure to please the resident chef. Rounding out this perfect kitchen is a huge island bench with extra storage taking centre stage, providing plenty of space for your food preparation needs, whilst doubling as a breakfast bar, ideal for those casual family mealtimes.Double glass doors in the open plan living area provide a lovely connection to the outdoors,

revealing an alfresco area that dreams are made of. Offering all you could ever ask for, this ideal outdoor setting provides built-in seating, an outdoor kitchen, a Webber BBQ and a rangehood, along with 20mm Caesarstone benchtops. Offering plenty of room for all your outdoor dining and lounging needs, this incredible space also includes ceiling fans, provision for a TV, and an electric outdoor fireplace, providing the perfect entertaining space for all seasons. Presenting the luxury of choice when it comes to your outdoor living options, you'll discover an additional decked area, made of Merbau timber, offering space for everyone to relax and unwind outside. Completing your very own backyard oasis is the sparkling saltwater / chlorine inground pool taking pride of place in the centre of the yard, set to provide endless hours of fun for the young and young at heart, with a cabana for those wanting to relax nearby. The massive 4588 sqm block provides over an acre of space for kids and pets to enjoy, with established shade trees and immaculate gardens adding a lovely touch. A handy extra is the 4 x water storage tanks on offer to service the pool and to keep the grounds thriving. Those seeking the ultimate man cave are sure to be impressed by the HUGE 6 car garage on offer, with a workshop and games area complete with a pool table (included for the lucky buyer), a ceiling fan, TV bracket and automatic roller doors, providing the perfect solution for all your cars & toys! This incredible home, tucked away from the hustle and bustle, lets you enjoy the best of both worlds, located a short drive from Maitland CBD, 45 minutes from Newcastle and 20 minutes away from the fine food and wine of the Hunter Valley, this hidden gem is sure to draw a huge amount of interest. We encourage our buyers to contact the team at Clarke & Co Estate Agents without delay to secure their inspection. Why you'll love where you live;

- A family-friendly neighbourhood surrounded by quality homes with an array of parks and recreational facilities nearby.
- 10 minutes to Maitland CBD and the flourishing Levee riverside precinct with a range of bars and restaurants to enjoy.
- Within minutes of McKeachies Run shopping complex.
- 5 minutes to Rutherford shopping centre including all three major supermarkets, retail, dining, medical centres and services to meet your daily needs.
- 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.
- 45 minutes to the city lights and sights of Newcastle.
- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards