

9 Williams Close, Lorn, NSW 2320

Sold House

Thursday, 23 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3254 m2

Type: House



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\$1,300,000

Property highlights;-?Luxuriously appointed masterbuilt home with open plan living / dining + a media room.-?Sprawling 3254 sqm parcel of land with established formal gardens, providing your own semi-rural retreat.-?Deluxe kitchen with 40mm stone benchtops, quality Meile / Highland appliances, a glass splashback, soft close & spring loaded cabinetry + an island bench with a breakfast bar.-?Coastal Blackbutt floorboards and decking, premium New Zealand Wool Berber carpet, contemporary downlighting and plantation shutters throughout.-?Actron Air 4 zoned ducted air conditioning, ceiling fans + a built-in gas heater in the living room.-?Rinnai instantaneous gas hot water system with natural gas connection + gas outlets throughout.-?Dream alfresco framed by shutters and ZipTrak blinds, and enjoying both ducted a/c and a ceiling fan, offering the perfect all weather outdoor entertaining area.-?Massive sweeping yard with established gardens, fruit trees, veggie patches and plenty of green grass to enjoy.-?Separate double car garage complete with automated doors, a workshop area, a TV point + a ceiling fan for your cars and tools!-?2011 build.Outgoings:Council Rates: \$3,276 approx. per annumWater Rates: \$754.98 approx. per annum?Rental Returns: \$650 approx. per WeekYour chance to secure a luxuriously appointed home, set on a sprawling, beautifully landscaped 3254sqm parcel, in the blue ribbon township of Lorn has arrived. Immaculately presented from end to end, this exquisite masterbuilt homestead has been designed to impress and is sure to tick all the boxes for your new home.Nestled on the end of a cul de sac, you'll enjoy the sense of serenity and space afforded by such a generous parcel of land, whilst being just moments from Lorn's boutique shopping precinct, with a range of cafes and retail options right on your doorstep. Further afield, you'll discover Maitland's heritage CBD just 5 minutes away, Newcastle's city and beaches a 45 minute commute, and an easy 25 minute drive from all the sites and gourmet delights of the Hunter Valley Vineyards, connecting you to the best of the region in no time at all!On arrival, a painted timber picket fence and immaculately maintained formal gardens frame the home, leading to the wrap-around verandah built of Coastal Blackbutt timber, providing the perfect space to sit back and enjoy your morning coffee.Built of Bowral brick and a Zincalume roof construction, the quality craftsmanship of this home is evident at first glance.Stepping inside via the feature entry door you'll arrive in the spacious foyer, revealing the soaring 2.7m ceilings, stylish Coastal Blackbutt floorboards, contemporary downlighting, plantation shutters, ducted air conditioning and the fresh, neutral paint palette found throughout the home.Thoughtfully designed, there are a range of living areas on offer, providing a space for everyone to relax and unwind. At the entrance is a dedicated media room, complete with custom built cabinetry, a TV point, a hard wired surround system, luxurious New Zealand Wool Berber carpet, and both a ceiling fan and a gas point, ensuring your comfort year round. Designed as the heart of the home is the impressive open planned living, dining and kitchen area, with ceiling fans and a Rinnai built-in gas flued heater, providing the ideal space to connect over mealtimes and enjoy downtime with loved ones.The gourmet kitchen seamlessly blends with the open plan design, with an island bench that doubles as a handy breakfast bar centred in the middle. Presenting both form and function, you'll find gleaming 40mm stone benchtops, a sleek glass splashback, and plenty of storage in the surrounding spring loaded cabinetry and soft close drawers.There are quality appliances in place including a Miele dishwasher, a self cleaning wall and steam oven, and a Highland professional stainless steel 4 burner gas cooktop, sure to impress the most discerning home chef.A clever floor plan places the master suite at the entrance to the home, with a ceiling fan and two large windows in place, providing lovely views across the front gardens. There is a twin walk-in robe on offer, delivering all the storage space you could dream of, and a luxury ensuite complete with a stylish wall hung vanity with a 20mm stone countertop, and an extra large shower with a built-in recess.An additional two bedrooms are tucked away along a private hall on one side of the home, both offering the convenience of built-in robes and ceiling fans, with all bedrooms enjoying the luxurious feel of premium New Zealand Wool Berber carpet underfoot. Thoughtful extras in the 3rd bedroom include a handy built-in study desk, and double french timber doors that provide direct access to the sunny verandah.Servicing these bedrooms is the main bathroom located along the hall which boasts an extra large wall hung vanity with a 20mm stone countertop, a built-in bathtub, a large corner shower with a built-in recess, and the convenience of a separate WC.Glass stacker sliding doors in the open plan living area provide a seamless connection between the indoor/outdoor living spaces, opening out to an alfresco deck built of Coastal Blackbutt that takes luxurious outdoor living to new heights. Framed by white aluminium shutters, classic louvre windows, and ZipTrak pull down blinds, and with ducted a/c vents and a ceiling fan, this incredible space will be enjoyed year round. With room for both a dining and lounge area and plenty of space for your BBQ, you'll be enjoying your evening meals in comfort during all seasons.The generously sized block provides a massive backyard, framed by timber and post/wire fencing, delivering plenty of space for children and pets to

explore. The established gardens are a sight to behold, as are the range of citrus trees and veggie patches in place, ready for the family green thumb to call their own. You'll be delighted to find 9 outdoor taps on offer, along with a sprinkler system, and a 2000L water storage tank to keep the estate thriving. Those seeking storage of their cars and big kids toys will be pleased to find a separate double garage in place, complete with a workshop area, a ceiling fan, a TV port, and multiple power points, providing the ideal space to tinker with your gadgets and tools. In addition, there is a 3.5m x 2.4m garden shed with shelving, along with a large drive, and plenty of yard for any extras! Make no mistake, a home offering this level of luxury and space in a desirable lifestyle location such as this is sure to attract a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live; - Located within a 2 minute drive or easy 15 minute stroll to Lorn's cafes and boutique shopping outlets - Zoned for quality schooling options including Nillo Infants School (K-2) and Bolwarra Public (K-6) - A short 5 minute stroll to Lorn Park Bowls Club and picturesque Lorn Park Oval. - Located just 12 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. - An easy 5 minute drive to Maitland CBD for all your everyday needs. - 45 minutes to the city lights and sights of Newcastle. - 25 minutes to the gourmet delights of the Hunter Valley Vineyards. ***Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: 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.