

# 93 Billabong Parade, Chisholm, NSW 2322

## Sold House

Sunday, 26 May 2024

93 Billabong Parade, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 674 m<sup>2</sup>

Type: House



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**\$1,060,000**

Property Highlights:- A beautifully designed McDonald Jones home in a family friendly neighbourhood.- Three generous living spaces, with a formal lounge, convenient rumpus room and light filled open plan living and dining area.- A luxurious kitchen with a 20mm Caesarstone benchtop, a large island bench and breakfast bar, a walk-in pantry with a sink, subway tiled splashback and plumbing for the fridge, integrated microwave and rangehood and a Fisher & Paykel 900mm oven with 5 burner gas stove.- Four generous bedrooms, all with plush carpet, ceiling fans, and plantation shutters, the family bedrooms with built-ins and the master with a fantastic walk-in robe. - Contemporary bathroom spaces with a beautifully appointed ensuite and family bathroom, both with quality tiles, floating vanities with soft close cabinetry, 20mm Caesarstone benchtops and above mount basins.- Actron ducted air conditioning plus ceiling fans throughout.- Soaring 2.7m ceilings, LED downlights and hybrid timber flooring throughout. - Ecodeck mod wood front porch and an undercover alfresco in the backyard with LED downlights, timber look non-slip tiles and a ceiling fan.- Double attached garage with internal access, plus double gated side access.- 5kW solar system, instant gas hot water, 5000L water tank and garden irrigation, Cullins security screens and Crimsafe security screen on the front door.

Outgoings: Council rates: \$2,716 approx. per annum  
Water rates: \$811.98 approx. per annum  
Rental Return: \$800 approx. per week

Experience the best of family living in this spectacular 2020 built McDonald Jones home, constructed with Hebel and featuring a Colorbond roof. Perfectly positioned across the road from a serene reserve, this property offers stunning views and unparalleled convenience. Nestled in the heart of Chisholm, this charming home provides easy access to quality schooling, including St Bede's Catholic College and St Aloysius Catholic Primary School. The area boasts abundant recreational facilities and excellent shopping options, with Green Hills Shopping Centre and the new Maitland Hospital just a short drive away. Enjoy acres of nearby parkland for weekend activities, and with Newcastle CBD and the Hunter Valley Vineyards only 35 minutes away, the best events and experiences of the region are within your reach.

Sitting proudly on a lovely street, this home welcomes you with a wide driveway leading to a double attached garage with internal access. Steps guide you to the front porch, passing beautifully landscaped gardens and a grassy patch. The Ecodeck mod wood front porch is both stylish and sustainable, setting the tone for the elegance within. Step inside to an inviting entryway with a wall recess, perfect for displaying art or family photos. The home features hybrid timber flooring and soaring 2.7m ceilings throughout, with LED downlights enhancing the modern aesthetic. Located at the front of the house, the inviting formal lounge is a haven of comfort with plush carpet and plantation shutters. Overlooking the front yard, this space is equipped with ducted air conditioning, ensuring a cosy retreat year round. Along the hall, you will find the master bedroom, which offers a private sanctuary. Enter through double doors to find plush carpet, a ceiling fan, and plantation shutters. A huge window bathes the room with natural light, while the walk-in robe and ensuite provide luxury. The ensuite features quality tiles, a floating twin vanity with soft close cabinetry and a 20mm Caesarstone benchtop, a shower, plus a freestanding bath. The heart of the home is the open plan living and dining area, filled with natural light and featuring plantation shutters, roller blinds, ceiling fans and glass sliding doors leading outside. The kitchen itself is a chef's delight with a 20mm Caesarstone benchtop, a large island bench, a breakfast bar, and a dual sink. Soft close cabinetry, a subway tiled splashback, and an integrated microwave add to the sleek design. High end Fisher & Paykel appliances, including a 900mm oven, 5 burner gas stove, and rangehood, ensure meal preparation is a breeze. To top it off, the walk-in pantry boasts a sink, subway tiled splashback, and plumbing for the fridge. Truly, every home cook's dream!

Leading off of the living room, the family bedroom area provides a haven for the young at heart. It includes a versatile rumpus room, ideal as a playroom or additional living space for the kids. Three family bedrooms each feature plush carpet, ceiling fans, plantation shutters, and built-in robes. The main bathroom, with quality tiles, a floating vanity with soft close cabinetry and a 20mm Caesarstone benchtop, a built-in bath, and a separate shower with a recess, ensures comfort for all. Add in a separate WC for convenience, and this family friendly design is perfect!

This home is equipped with numerous additional features, including a 5kW solar system, Actron Air ducted air conditioning, instant gas hot water, NBN to the premises, Cullins security screens, and a Crimsafe security screen on the front door. The outdoor entertaining area is a highlight, featuring an undercover alfresco space with LED downlights, a ceiling fan, and timber look non-slip tiles. A beautiful pebbled pathway with steps leads up to a grassy area, perfect for kids to play, and the cubby house adds charm. The beautifully landscaped garden includes two passionfruit vines, lemon and lime trees, whilst a 5000L water tank and irrigation in the garden beds ensure lush greenery year round. Don't miss the opportunity to make this stunning family home in Chisholm your own. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - Located just ten 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.- A short drive to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary.- 15 minutes to Maitland CBD, boasting a vibrant restaurant scene along the newly revitalised Levee riverside precinct.- A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providores and coffee that draws a crowd.- 35 minutes to the city lights and sights of Newcastle or 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.