

1 Kesterton Rise, North Rothbury, NSW, 2335

House For Sale

Wednesday, 14 August 2024

1 Kesterton Rise, North Rothbury, NSW, 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Nick Clarke
0240043200



Elizabeth Berrick
0240043200

YOUR LUXURIOUS HUNTER ABODE AWAITS!

Property Highlights:

- Luxuriously appointed Yarrum built home set on a lovely corner block of land.
- Light filled open plan living and dining area, plus a study nook.
- Four bedrooms, three with built-in robes, the master with a walk-in robe.
- Pristine kitchen featuring 20mm Caesarstone benchtops, soft close cabinetry, a butler's pantry, a breakfast bar, a dual undermount sink, gas cooking and quality Fisher & Paykel appliances.
- Stylish bathroom and ensuite, both featuring floating vanities with 20mm Caesarstone benchtops, soft close cabinetry, a walk-in shower in the ensuite, with a built-in bath in the main and a separate powder room.
- High ceilings, LED downlights, quality carpets and vinyl plank flooring, plus a crisp neutral painted interior.
- Daikin ducted air conditioning, gas hot water, plus a 12.8kW solar system.
- Covered alfresco area with outdoor lighting and power, a ceiling fan, and a gas bayonet.
- Fully fenced backyard with a grassed lawn and established gardens.
- Rear lane access to a double car garage, plus wide gated side access to a concrete parking pad for all your cars and toys!

Outgoings:

Council rates: \$2,028 approx. per annum

Water Rates: \$687.03 approx. per annum

Rental Return: \$670 approx. per week

Set on a lovely landscaped corner block of land, with only one neighbour by its side, this stunning Yarrum residence is sure to tick all the boxes of your new dream home.

Located in the highly sought Huntlee Estate, this home provides easy access to local shopping, dining and parklands, with the world famous Hunter Valley Vineyards just 15 minutes away. In addition, you'll enjoy an easy connection to both Newcastle and Lake Macquarie, with the Hunter Expressway just moments from home.

Built with a contemporary mix of Hardiplank and a Colorbond roof, with striking design features, this home oozes curb appeal. There are lovely landscaped gardens and a spacious verandah that wraps around the front and side of the home, offering a warm welcome from the point of arrival.

Prepare to be impressed as you step inside, revealing the home's stunning interior. Here you will find stylish vinyl plank flooring, high ceilings, LED downlights, ducted air conditioning, and a fresh neutral paint palette throughout.

Four bedrooms provide a space for all the family, with the master suite cleverly set aside at the front of the home. There are large windows framed by Vari shades, a spacious walk-in robe, and a luxury ensuite that includes a floating vanity with soft close cabinetry and a 20mm Caesarstone benchtop, along with a walk-in shower with a rain showerhead.

A further three spacious family bedrooms all include built-in robes for convenient storage and enjoy the luxurious feel of premium carpet underfoot. These rooms are serviced by the main family bathroom which includes a floating vanity with the same quality features as the ensuite, a shower, a built-in bathtub and a separate WC in the adjacent powder room.

The spectacular open plan living, dining and kitchen area is located three steps down from the hallway at the rear of the home. Bathed in natural light from the surrounding windows and sliding door opening out to the yard, this inviting space delivers the ideal layout for relaxing and dining with both family and guests.

The sunlit kitchen enjoys a north facing aspect, with a striking window splashback maximising the natural light and view out to the garden. There is ample storage in the surrounding soft close cabinetry and well appointed butler's pantry, gleaming 20mm Caesarstone benchtops, and a breakfast bar with a dual undermount sink. Completing this dream kitchen are high end Fisher & Paykel appliances including an integrated dishwasher, an oven, a range hood and a four

burner gas cooktop. A beautifully presented laundry is located to one end, offering both style and functionality within this space.

Step outside via a glass sliding door and you'll arrive at the impressive covered alfresco area, with outdoor lighting, a ceiling fan, power access and a gas bayonet, delivering all you could ask for to enjoy your outdoor cooking, dining and relaxation.

The fully fenced backyard boasts beautifully landscaped gardens, and a low maintenance grassed yard for the kids and pets to enjoy.

A double car garage including an electric car charger is accessed via Ernst Lane behind the property, with wide gated side access to a concrete pad, offering plenty of parking for your cars and toys!

Packed with added extras, this home also includes a handy study nook along the hall with a built-in benchtop, Daikin ducted air conditioning, gas hot water, NBN fibre to the premises and a 12.8kW solar system for your sustainable living.

A contemporary home, presented to this high standard, offering quality inclusions of this nature is sure to prove popular in today's market. 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;

- A family friendly region with local parklands, shopping and dining options to enjoy.
- A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!
- 50 minutes drive to Newcastle's city lights and pristine beaches.
- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need.
- Moments to the Hunter Expressway, connecting you to Newcastle and Lake Macquarie with ease.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections.

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