

10 Dunnett Avenue, North Rothbury, NSW, 2335

House For Sale

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10 Dunnett Avenue, North Rothbury, NSW, 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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YOUR DREAM HOME IN THE HUNTER AWAITS!

Property Highlights:

- Luxuriously appointed 2021 Thrive Homes residence set in a highly sought location.
- Spacious living areas including open plan living/dining and a media room.
- Kitchen with 20mm Caesarstone benchtops, soft close cabinetry, a walk-in pantry, an island bench with a breakfast bar and dual under mount sink, gas cooking, plus quality Westinghouse appliances.
- Four bedrooms, two with built-in robes and two with walk-in robes.
- Bathroom and ensuite including floating vanities with 20mm Caesarstone benchtops, soft close cabinetry, plus a separate WC and built-in bathtub in the main.
- Premium flooring, plantation shutters, roller blinds, LED downlights plus a neutral paint palette.
- ActronAir 5 zone ducted air conditioning, plus ceiling fans throughout.
- 6.5kW solar system, gas hot water, plus NBN fibre to the premises.
- Covered alfresco area with a Merbau timber deck, plus outdoor power access and lighting.
- Fully fenced backyard for the kids and pets to play.
- Attached double car garage with internal access, plus wide side access with a concrete parking pad for the toys!

Outgoings:

Council Rates: \$1,960.4 approx. per annum

Rental Return: \$750 approx. per week

Newly built in 2021 by Thrive Homes, this exquisite family residence set in the lovely suburb of North Rothbury has been designed to impress. From its spacious light filled floor plan, premium inclusions and enviable location, this incredible home is a must to inspect!

North Rothbury is an ideal location that enjoys a relaxed semi-rural vibe, whilst still being within easy reach of city conveniences. You'll enjoy access to local shopping and dining options and a short 15 minute drive to all the sights and delights of the Hunter Valley Vineyards. In addition, you'll enjoy an easy connection to Newcastle and Lake Macquarie, with the Hunter Expressway a short distance from home.

Arriving at the property you'll be greeted by a neatly presented garden, a grassed lawn and a driveway that leads to the attached double garage with internal access, along with wide gated side access with room for additional parking or storage of your big kids toys. The home itself is built with a contemporary brick and Colorbond roof construction, offering plenty of curb appeal.

Moving inside via the spacious tiled front porch, you'll arrive in the entry hallway, revealing the home's stylish laminate flooring, LED downlighting, ducted air conditioning, and a crisp paint palette throughout.

Four bedrooms offer a space for everyone to call their own, with the master suite set at the front of the home for extra privacy. Here you will find a large window with plantation shutters, a ceiling fan, a walk-in robe and a spacious ensuite that includes a floating twin vanity with a 20mm Caesarstone benchtop and a shower with a built-in recess.

A further three family bedrooms are set behind a hallway at the rear of the home, all including ceiling fans and premium carpet, adding a touch of luxury to the everyday. Two of the bedrooms include built-in robes and one with a walk-in, offering convenient storage for all the family.

The main family bathroom services these rooms, offering a floating vanity with soft close cabinetry and a 20mm Caesarstone benchtop, a shower, a built-in bathtub and a separate WC. A large laundry is located close by, offering handy direct access to the yard.

Designed for spacious family living, you'll find a choice of areas to relax and unwind. Set along the hallway is a dedicated

media room, with cosy carpet flooring, a ceiling fan and a bracket for your TV. At the heart of the home is the light filled open plan living, dining and kitchen area complete with a TV bracket and a gas bayonet, complimenting the ducted air conditioning found throughout the home.

The kitchen is a chef's delight, with premium features including 20mm Caesarstone benchtops, soft close cabinetry, a walk-in pantry, a subway tiled splashback and a large island bench that includes a dual under mount sink and a breakfast bar for your casual meal times. Quality appliances complete the picture, including a Westinghouse 900mm oven with an integrated microwave, a 5 burner gas stove, a range hood and a Dishlex dishwasher.

A glass sliding door offers a lovely connection to the outdoors where you will find a covered alfresco area with timber deck flooring, outdoor lights and power access, for your family BBQs and hosting guests.

The 551 sqm parcel of land delivers a spacious backyard that is fully fenced and wraps around the side and rear of the home.

Loaded with premium inclusions, this incredible home also includes a 6.5kW solar system, gas hot water, NBN fibre to the premises, plus a 5 zone ActronAir ducted air conditioning system for your year round comfort.

A home offering this standard of luxurious family living with space to enjoy inside and out, set in such a coveted suburb is certain to attract a large amount of interest. 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!
- An hour's drive to Newcastle's city lights and pristine beaches.
- 35 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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