

10 Silvarum Street, Chisholm, NSW, 2322

House For Sale

Sunday, 11 August 2024

Raine&Horne.

10 Silvarum Street, Chisholm, NSW, 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jiss Jose



Stephen Logan

Ultra-Modern Family Home Radiating Style

Experience the pinnacle of contemporary living at 10 Silvarum Street, Chisholm, located in the prestigious Waterford Estate. Constructed by the renowned builder Coral Homes in 2022, this state-of-the-art family residence exudes elegance and refinement, emphasizing premium finishes throughout.

With its sleek, smooth lines and soaring 9-foot ceilings, every aspect of this home radiates modern sophistication. The open-plan design effortlessly merges the indoors with the outdoors, offering a flexible setting ideal for entertaining or spending precious moments with family. The expansive stacker doors and windows amplify the feeling of openness and brightness, ensuring a perpetual link with the natural surroundings.

At the heart of this home is an island kitchen that's a chef's dream, complete with top-of-the-line appliances. Designed for functionality and entertaining, this kitchen delights cooks of all abilities. The home features four bedrooms, two bathrooms, and a large media room, including a generous master suite with a walk-in closet, offering ample space for family life. A dedicated study area and a media room are incorporated into the design, meeting the demands of modern lifestyles.

The property not only features luxurious interiors but also enjoys an excellent location. Nature trails, wetlands, and playgrounds are just a short distance away, complemented by extensive cycling paths. Relish the convenience of a brief 10-minute drive to Stocklands Greenhills and the dynamic CBD of Maitland, which offers an abundance of shopping, dining, and entertainment choices.

Notable features of this exceptional home include ducted air-conditioning for year-round comfort, a covered alfresco terrace with an outdoor fan, and a spacious walk-in-wardrobe for the convenience of additional storage. The main bathroom and ensuite showcase feature walls and floor, reflecting the superb finishes throughout the home.

Additionally, the property is equipped with fibre optic NBN connection, ensuring high-speed connectivity. The structure includes solid termite-treated frames for durability. Practicalities such as a 30-minute drive to Newcastle or the Hunter Valley Vineyards add further value. The newly developed Maitland Hospital is just 5 minutes away, enhancing the convenience of this location.

Take advantage of quality local schooling, with St Bede's Catholic College and St Aloysius Catholic Primary just a short drive away. This property offers a harmonious blend of style, comfort, and value for money, making it an exceptional choice for discerning buyers seeking a modern family home.

Please note that the property is currently rented until October 2024, and the property appraisal will rent between \$750 per week to \$800 per week.

- Sleek and modern family-sized home, built in 2022 by award-winning builder Coral Homes
- Open plan living areas anchored by a dream island kitchen with butler's pantry
- The kitchen was designed for easy meal prep and interaction with family/guests
- Ducted air-conditioning throughout, keeping life seasonally comfortable
- King-sized master suite boasts a WIR, other bedrooms include a BIR
- The main bathroom and ensuite flaunt feature walls, both are superbly finished
- Covered alfresco terrace with outdoor fan, secure and fully lawned backyard
- Fiber optic NBN connection to garage and termite boundary and treated frames
- 30 minute drive to Newcastle or the Hunter Valley Vineyards, and 5 minutes from the newly developed Maitland Hospital
- A short drive from quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary

Rates:

- Council Rates: Approx. \$680 per quarter
- Water Rates: Approx. \$300 per quarter