

100 Louth Park Road, South Maitland, NSW 2320



House For Sale

Sunday, 23 June 2024

100 Louth Park Road, South Maitland, NSW 2320

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: House



Adam Carruthers

0249337855

Expressions of Interest

Transformed by a sophisticated renovation, this three bedroom sanctuary rests amidst 4.4 acres (1.78ha) of rural tranquility just moments to the centre of Maitland. Arriving at the property, the serenity is instant and enchanting, with a long driveway past the formal timber entry gates beyond a line of jacarandas. A property that epitomises a harmonious fusion of design and nature, inviting you to a lifestyle where serenity takes centre stage. Come, experience the commanding presence and uncomplicated beauty that this unique home offers. Quality craftsmanship and high-end fittings and fixtures are evident in every room of this much-loved home; echoing a bygone era of a grand country estate where accents of Edwardian interiors are used throughout the home from the grand entrance to the fireplaces. High ceilings, feature timber fretwork and an astute placement of windows create an array of stylish, elegant spaces throughout. Entering the home via the grand entry foyer preparing you for the awe-inspiring design which continues to flow through the well-appointed floorplan. Making your way past the foyer, a lounge room of grand proportions features a welcoming fireplace at centre-stage providing comfort in the colder months whilst French doors lead to the gardens framed by established greenery, creating a sanctuary to relax or entertain. With its open-plan layout and soaring ceilings, the residence exudes both grandeur and comfort which is evident as you continue to make your way through the remainder of the home where a formal dining room with fireplace is perfectly positioned next to a kitchen masterpiece. Keen chefs will appreciate the kitchen on offer which pairs a polished concrete benchtop with extensive Shaker-style cabinetry and a suite of quality appliances including a black Smeg free-standing oven from the recent Victorian Collection. The master suite is an essence of beauty with French doors opening out to the covered verandah where you will enjoy an outlook of rural landscape whilst an additional large bedroom also enjoys the luxury of the French doors leading to the outdoors. The stunning bathroom has been recently renovated with a large shower and dressing desk converted to a vanity. Stepping outside, a rear entertaining deck enjoys the convenience of a servery window from the kitchen and overlooks the paddocks, farmland and meticulously landscaped grounds with an array of flora and fruit trees including citrus, olive and cherry. Infrastructure allows potential scope for commercial income with an agistment business already in place generating a substantial income, generally in the vicinity of \$700 - \$900 per week with the potential to expand. The horse agistment business is currently being run on the property with its own separate entry and every item required for care is here; 6 paddocks with a stable to each paddock, another 5 stables with a holding yard and bore water with pump servicing the paddocks and gardens. A large rear paddock is also set up and suitable for a riding arena. Additionally, a lockable workshop and open bay machinery shed complete with concrete floor and power will assist in storage solutions. Bespoke appointments and a long list of quality inclusions combine to create this substantial estate with plenty of features on offer:- The cavity brick and terracotta tile home aged over 100 years old presents good bones and an ever-lasting appeal of timeless elegance- Polished timber floorboards and high skirtings throughout- The chefs kitchen features a breakfast bar and dishwasher- A separate sitting area is the ideal place to relax and unwind year-round with the comforts of a combustion fireplace and air conditioning- A second toilet for added convenience

Expressions of Interest closing Thursday the 18th July at 3pm. Disclaimer: The information herein is collected from sources we trust to be dependable. However, we cannot guarantee its accuracy, so it is advisable for interested persons to rely on their own enquiries.