

# 17 Skimmer Street, Chisholm, NSW, 2322

## House For Sale

Friday, 9 August 2024

17 Skimmer Street, Chisholm, NSW, 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jade Perryman

## A MODERN FAMILY HOME IN A SOUGHT AFTER LOCATION!

### Property Highlights:

- Exceptional family residence with luxurious inclusions set in a blue ribbon location.
- Large open plan living and dining area, a media room, plus a study nook.
- Gourmet kitchen featuring 20mm Caesarstone benchtops, soft close cabinetry, a walk-in pantry, a large island bench with breakfast bar, a dual sink, water filtration, gas cooking, plus high end Smeg appliances.
- Four bedrooms, three with built-in robes, the master with a walk-in robe.
- Main bathroom and ensuite both featuring floating vanities with 20mm Caesarstone benchtops, soft close cabinetry, showers and separate WC's, with a built-in bathtub in the main.
- Quality carpet and bamboo flooring, a neutral paint palette, plus high ceilings throughout.
- ActronAir 2 zone ducted air conditioning, ceiling fans, plus gas hot water.
- Covered alfresco area with epoxy flooring and retractable blinds.
- Large fully fenced backyard with a 3000L water storage tank.
- Attached double car garage with internal access, dual side access to the yard, with wide gated access on one side.

### Outgoings:

Water Rates: \$818.67 approx. per annum

Rental Return: \$780 approx. per week

Set on a picture perfect street in the highly prized location of Waterford Estate, this impressive family residence offers a spacious floor plan and premium inclusions throughout, sure to tick all the boxes for your new dream home.

Waterford Estate offers the quintessential family lifestyle, with picturesque parklands and walking tracks within moments of home, along with a newly approved shopping complex and local schooling including St Bede's Catholic College and St Aloysius Catholic Primary offering quality education options close by. Further afield you'll find Newcastle's city and beaches, along with the world class Hunter Valley Vineyards an easy 35 minutes from home.

Arriving at the residence you'll find an immaculately presented front lawn, established gardens and a large driveway that leads to the attached double garage that offers internal access to the home. Built with an appealing brick and Colorbond roof construction, this home offers plenty of curb appeal.

Prepare to be impressed as you step inside, revealing the home's contemporary design and premium features including gleaming bamboo flooring, a neutral paint palette, ducted air conditioning and high ceilings adding to the sense of space and style.

Four bedrooms provide a space for everyone to call their own, all featuring plush carpet, adding a touch of luxury to the everyday. The master suite is set at the entrance to the home, with large windows looking out to the yard, a ceiling fan and a spacious walk-in robe. Completing this ideal parent's retreat is a beautifully presented ensuite that includes a floating twin vanity with soft close cabinetry and a 20mm Caesarstone benchtop, a walk-in shower and a separate WC.

A further three bedrooms are located at the rear of the home, two with ceiling fans and all with built-in robes for convenient storage. The main family bathroom services these rooms offering a floating vanity with soft close cabinetry and a 20mm Caesarstone benchtop, a built-in bath, a shower and a separate WC.

Undoubtedly designed as the heart of the home is the generously sized open plan living, dining and kitchen area, with a ceiling fan, a handy study nook with a built-in bench, and practical wall recesses, providing the perfect space to unwind and spend time with family and friends. Located close by is a dedicated media room, with cosy carpet flooring, a ceiling fan, a wall recess and a bracket for your TV, plus sliding door access to the yard.

The gourmet kitchen has been designed with no expense spared. Here you will find premium features including 20mm

Caesarstone benchtops, soft close cabinetry, a walk-in pantry, plumbing for the fridge, and a striking large format tiled splashback. Taking centre stage is a large island bench with a dual under mount sink with water filtration, a breakfast bar and stylish pendant lighting overhead. Completing this dream kitchen are high end Smeg appliances including a 900mm oven with an integrated microwave, a 5 burner gas cooktop, a range hood and a dishwasher.

The impressive alfresco area is accessed via sliding doors in both the media and living rooms, featuring a stunning epoxy floor and pull down shutters, offering the perfect setting for your outdoor cooking, dining and entertaining.

The generously sized 630 sqm parcel of land delivers a spacious backyard that is fully fenced and includes a lovely established hedge, a grassed lawn for kids and pets to play, and a 3000L water storage tank to keep the grounds looking their best. In addition, you'll enjoy handy dual side access to the yard, with one side featuring wide gated access.

A home offering this standard of luxurious family living inside and out, set in such a coveted location is certain to prove popular with a broad range of buyers. 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 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- A 15 minute walk or 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 Levee riverside precinct.
- A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providers 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

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