

# 18 Gollan Avenue, North Rothbury, NSW, 2335

## House For Sale

Thursday, 29 August 2024

18 Gollan Avenue, North Rothbury, NSW, 2335

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## IMMACULATE FAMILY HOME IN A PRIME LOCATION!

### Property Highlights:

- Gorgeous 2017 McDonald Jones home set in a highly sought after location.
- Light filled open plan living and dining with direct outdoor access plus a media room.
- Luxury kitchen with a large walk-in pantry, 20mm Caesarstone benchtops, a kitchen island and breakfast bar, a dual sink, pendant lighting, plus quality Fisher & Paykel appliances.
- Three generous bedrooms, all with ceiling fans, two with built-in robes, plus a walk-in robe to the master.
- Contemporary family bathroom with a floating vanity, 20mm Caesarstone benchtops, soft close cabinetry, a built-in bath and ensuite with a walk-in shower.
- Actron Air 2 zone ducted air conditioning and ceiling fans throughout.
- 2.7m ceilings, LED downlights, roller blinds and floating floorboards throughout.
- Undercover front patio and rear alfresco with outdoor lighting, overlooking the fully fenced, grassed backyard.
- Separate double garage, dual side access, plus rear lane access.
- 6.6kW solar system, 3 phase power, instant gas hot water and a Bosch security system.

### Outgoings:

Council Rates: \$1,972 approx. per annum

Water Rates: \$702.33 approx. per annum

Rental Return: \$650 - \$680 approx. per week

Welcome to a beautifully crafted family home in the heart of the highly sought after Huntlee Estate. This 2017 McDonald Jones home, with its striking brick and Colorbond exterior, exudes modern elegance and street appeal.

Located in the vibrant North Rothbury area, this home combines the best of both worlds, a relaxed semi-rural vibe with the convenience of city living. You're just minutes away from local shops, cafes, tavern, and sporting fields. Plus, the stunning Hunter Valley Vineyards, known for their world class wines and award winning restaurants, are right on your doorstep. With easy access to Newcastle and the Hunter Expressway, this prime location truly offers everything you could need at your fingertips.

As you approach, the inviting front porch welcomes you, surrounded by landscaped gardens and a neat synthetic turf front lawn. Step through the front door and into the light filled entry, where 2.7m high ceilings and stylish floating floorboards create a sense of space and warmth. The home's sophisticated vibe is enhanced by the seamless integration of LED downlights throughout, paired with roller blinds, adding both style and functionality.

At the front of the house, you'll find a cosy media room, complete with three large windows that overlook the manicured front yard. The plush carpet underfoot and a gas point make this the perfect spot for movie nights, especially when you want to set the mood with the sheer roller blinds.

As you move further into the home, the open-plan living and dining area beckons, bathed in natural light thanks to two sets of glass sliding doors that lead out to the alfresco area. This space is ideal for family gatherings, with a seamless indoor-outdoor flow that makes entertaining a breeze.

The heart of the home is undoubtedly the kitchen, a chef's dream with its large walk-in pantry, 20mm Caesarstone benchtops, and a stylish kitchen island that doubles as a breakfast bar, illuminated by two elegant pendant lights. The kitchen boasts Fisher & Paykel appliances, including a 900mm oven, integrated microwave, 5-burner gas cooktop, rangehood, and dishwasher, all complemented by a subway-tiled splashback in a gorgeous colour and a unique window splashback that adds a touch of flair.

The master bedroom, situated at the front of the house, offers a tranquil retreat with three large windows framing the picturesque front yard. This oversized room features a ceiling fan for added comfort, a spacious walk-in robe, and an

ensuite with a twin floating vanity topped with a 20mm Caesarstone benchtop, soft close cabinetry, and a walk-in shower with a built-in recess.

The two additional family bedrooms are equally inviting, each with built-in robes, ceiling fans, and easy access to the family bathroom, which mirrors the luxury finishes of the ensuite, and includes a built-in bath for long weekend soaks.

Step outside to the undercover alfresco area, perfect for enjoying outdoor meals and gatherings, all while being surrounded by the beautifully landscaped gardens and lush grass. Raised veggie patches on the side of the house add a touch of sustainability and charm to the yard, making it a delightful space to unwind.

Practicality is not forgotten with this home, offering a separate double garage with dual side access (one side gated) and rear lane access. Additional features include a 6.6kW solar system, NBN fibre to the premises, 3-phase power, instant gas hot water, and Actron Air 2-zoned ducted air conditioning. For added peace of mind, a Bosch security system is also installed.

This North Rothbury gem is more than just a house, it's a place where your family can create lasting memories. Don't miss the opportunity to make this your new home. 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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