

18 Hettian Vis, North Rothbury, NSW, 2335

STONE

House For Sale

Wednesday, 14 August 2024

18 Hettian Vis, North Rothbury, NSW, 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Discover modern luxury in this brand-new home, or for the savvy investor Defence House rent available!

Welcome to your dream home, completed in August 2024 by renowned builder Eden Brae Homes - a masterpiece of modern living that has been meticulously upgraded at every turn. From the moment you arrive, the striking façade, perfectly manicured landscaping, and level driveway leading to the spacious double garage will capture your attention. This home is designed with every member of your family in mind, ensuring both safety and style. Step inside to be greeted by soaring high ceilings and a carefully curated selection of premium inclusions that will delight even the most discerning homeowner. The three separate living areas offer unmatched versatility, providing the perfect spaces for both adults and children to relax and unwind. The communal main bathroom exudes luxury, featuring a large walk-in shower, a freestanding bathtub, and a stone-topped vanity. A separate powder room is conveniently located for guests, while the main bedroom is your private sanctuary, complete with a luxurious ensuite boasting a twin vanity, a spacious shower and his-and-hers walk-in robes. The remaining bedrooms are thoughtfully positioned towards the rear of the home, offering ample space and built-in robes - perfect for growing families. The heart of this home is the stunningly designed kitchen, where culinary dreams come to life. An oversized island bench, dual Sink, and premium Smeg appliances including 900mm gas cooktop, 900mm oven, and dishwasher makes this kitchen a chef's paradise. The optional butler's pantry provides additional storage and preparation space, ensuring that every meal is a pleasure to create. Flowing seamlessly from the kitchen is the open dining area, which extends to an undercover alfresco, ideal for effortless entertaining, whether it's a family gathering or a casual weekend barbecue. The newly completed, level rear yard is a haven for children and pets, with secure, fenced access on both sides of the home, ensuring privacy and peace of mind. For savvy investors, this property offers an exceptional opportunity. Defence Housing Australia has already inspected and proposed a lucrative lease agreement: \$750 per week on a 3-year fixed term, with the option to extend for an additional 3 years. With rental prices indexed to CPI annually, this investment guarantees not only steady rental income but also strong capital growth in the Hunter region's most significant development in over 70 years.

With a list of upgrades too long to list, we are happy to share our additional features list with you so you can see how much attention to detail has been put into building your dream home.

Property summary:

- Four-bedroom, two-bathroom, powder room, double garage layout
- Internal access from double garage, remote roller door
- Completed in 2024, NEVER lived in, occupation certificate is approved
- Three, separate living areas creates space and versatility for the whole family
- Upgraded ducted air conditioning throughout the home
- Master bedroom features dual walk-in robes and ensuite
- All bedrooms have built-in robes, linen / storage press and powder room