

20 Shalistan Street, Cliftleigh, NSW 2321

House For Sale

Friday, 24 May 2024

20 Shalistan Street, Cliftleigh, NSW 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Spaciously designed family home set in an ideal location.- Large open plan living/dining area complete with Daikin split system air conditioning. - Pristine kitchen featuring 20mm Caesarstone benchtops, an island bench with a breakfast bar, a subway tiled splashback, soft close cabinetry, gas cooking, plus quality appliances.- Four bedrooms, all with cosy carpet flooring and built-in robes.- Well appointed ensuite and main bathroom, plus a dedicated laundry.- Stylish tiled flooring, modern downlighting, plus a neutral paint palette throughout.- Instant gas hot water, plus a gas bayonet in the living room.- Lovely alfresco area with LED downlights.- Fully fenced grassed backyard with a 3000L water storage tank.- Attached double garage with internal access, plus gated side access to the yard.

Outgoings: Council Rates: \$1,986.03 approx. per annum Rental Returns: \$680 - \$720 approx. per week

Offering a spacious light filled floor plan and four bedrooms for all the family, this impressive residence, set in the conveniently located suburb of Cliftleigh, is sure to impress owner occupiers and investors alike. Cliftleigh is a well positioned suburb that enjoys easy access to Maitland CBD and the Hunter Expressway, connecting you to the Hunter Valley or the shores of Lake Macquarie in no time. Closer to home, you'll find local shops, a range of parks, sporting fields and so much more right on your doorstep!

Upon arrival, you'll find a landscaped front garden and a large driveway leading to the attached double garage with internal access. Built with a contemporary brick and Colorbond roof facade, this home offers plenty of curb appeal. Moving inside reveals lovely tiled flooring, modern downlighting, and a neutral paint palette throughout, setting a stylish tone from the point of entry. A spacious floor plan delivers four bedrooms, all of which include premium carpet, adding a touch of luxury to the everyday. The master suite is set at the entrance, with a large window looking out to the yard, a built-in robe, and a well appointed ensuite. An additional three bedrooms are tucked behind a hall at the rear of the home, all including built-in robes for additional convenience. The main family bathroom services these rooms, with a shower, a built-in bathtub and a vanity with a 20mm laminate benchtop. A dedicated laundry room is located close by, with handy direct access to the yard. The spacious open plan living, dining and kitchen areas form the heart of the home, delivering plenty of space for your lounge and dining zones. There are two large windows and a glass sliding door providing plenty of natural light, plus a gas bayonet and a Daikin split system air conditioner to ensure you relax in comfort during all seasons. The pristine kitchen seamlessly blends with the open plan design, and boasts a large island bench with a breakfast bar, showcasing the sleek 20mm Caesarstone benchtops. There is a subway tiled splashback, a dual sink, and plenty of storage space in the surrounding soft close cabinetry. Quality Westinghouse appliances are on offer including an oven, a four burner gas cooktop, and a range hood, plus a Beko dishwasher for ultimate convenience. Step outside and you'll arrive at a lovely covered alfresco area complete with LED downlights, offering the ideal spot for your outdoor dining and relaxation. The low maintenance backyard is fully fenced and includes plenty of green grass to enjoy, handy gated side access, plus a 3000L water storage tank for your sustainable living. A contemporary home of this calibre, set in such a popular location is sure to attract a high volume of interest from owner occupiers and investors, looking for their next smart buy. 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;- 5 minutes to the Hunter Expressway, connecting you to the shores of Lake Macquarie and the world-famous Hunter Valley Vineyards in no time! - A short walk to Cliftleigh Meadows Park where you can enjoy the playground and explore the leafy walking track.- 15 minutes to Maitland CBD with cafes, restaurants, schools, train stations, pubs and so much more.- 8 minutes to Kurri Kurri CBD and 5 minutes to Kurri Golf Course.- 20 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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