

21 Malang Cl, Ashtonfield, NSW, 2323

House For Sale

Wednesday, 14 August 2024

21 Malang Cl, Ashtonfield, NSW, 2323

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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A FAMILY RETREAT WITH MODERN COMFORTS!

Property Highlights:

- A family friendly home with a spacious yard in a sought after cul de sac location backing onto a lovely tree lined reserve.
- Gorgeous open plan living and dining room with a VJ panel feature wall.
- Updated kitchen with 40mm benchtops, a built-in pantry, a water filter, matte black hardware, Bosch oven and gas stovetop & a dishwasher.
- Three sunlit bedrooms, two with built-in robes, the master with a walk-in robe.
- Family bathroom and ensuite with soft close cabinetry, floating vanity, rain shower head, a built in bath to the main.
- Fujitsu split system air conditioning in the living and master, plus ceiling fans throughout.
- Freshly painted interior, modern downlights, new fans, roller blinds and hardwood timber floors throughout.
- Large undercover front patio and rear Merbau timber alfresco with a ceiling fan, outdoor lighting, and outdoor power access.
- Large double garage with drive-through side access to the yard, an extra wide concreted driveway, and dual gated side access to the yard.
- Fully fenced, grassed and landscaped rear yard with gated access to the reserve, plus a garden shed that could be utilised as an outdoor studio or workshop.
- Electric hot water, updated electrical work and NBN fibre to the premises.

Outgoings:

Council Rates: \$2,536 approx. per annum

Water Rates: \$818.67 approx. per annum

Rental Return: \$660 approx. per week

Nestled at the end of a cul-de-sac, this beautifully renovated home in the desirable suburb of Ashtonfield offers the perfect blend of comfort, convenience, and family friendly living. With its blonde brick exterior and Colorbond roof, this home is as charming as it is practical, with a large, grassed front yard and a welcoming undercover patio where you can relax with a cuppa or a glass of local Hunter wine at the end of the day.

This location is nothing short of ideal. Just minutes from Green Hills Shopping Centre and the new Maitland Hospital, you're never far from your daily needs. Quality schooling options, including Hunter Valley Grammar School, are mere minutes away, making it perfect for growing families. With easy access to Newcastle and the Hunter Valley Vineyards within 35 minutes, this home offers a lifestyle of convenience and comfort.

Step inside, and you're greeted by stunning hardwood timber floorboards that flow throughout the home. Freshly painted walls, complemented by roller blinds and curtains, create a warm and inviting atmosphere. Modern downlights and new fans have been installed throughout, adding to the home's contemporary feel.

The open plan living and dining area is the heart of the home, featuring a striking VJ panel feature wall, perfectly suited for family gatherings or cosy movie nights.

The recently updated kitchen is a chef's delight, boasting a dual sink with a water filter, 40mm benchtops, and a built-in pantry. Equipped with a Bosch oven, 4-burner gas stovetop, rangehood, and Apiston dishwasher, this kitchen has everything you need. The tiled splashback, matte black hardware and VJ panelling on the end of the benchtop add a touch of elegance, while direct access to the large, recently renovated laundry ensures convenience, with a matching tiled splashback, bench, and drying rack.

The master bedroom is a true retreat, featuring a large window that bathes the room in natural light from the front garden. Hanging pendant lights add a touch of style, whilst split system air conditioning, and a ceiling fan ensure comfort year round. The walk-in robe offers ample storage, while the ensuite impresses with floor to ceiling tiles, a floating vanity with soft close drawers, an above mount basin, a shower, and a WC. Two additional family bedrooms, each with built-in

robes, provide comfortable accommodation for the whole family, with one bedroom also featuring a ceiling fan.

The family bathroom continues the theme of modern elegance, with a contemporary vanity, soft close cabinetry, and a ceramic benchtop. A rain shower head and matte black hardware add a touch of luxury, while the built-in bath and separate WC cater to family living.

Outdoor living is a dream with the huge undercover alfresco area, complete with outdoor lighting, a ceiling fan, Merbau timber deck, and outdoor powerpoints. The grassed backyard is fully fenced and landscaped, featuring dual side access and a pebble fire pit area, perfect for family gatherings. You will be thrilled to discover gated access from the yard to a rear reserve and walking path. An old water tank has been cleverly converted into a garden shed, that could be utilised as an outdoor studio, man cave, or she-shed.

The wide concrete driveway leads to a massive double garage with drive-through side access to the yard, offering ample space for vehicles, storage, or a workshop.

This beautifully renovated home in Ashtonfield truly offers everything a family could desire, blending comfort, convenience, and style in a highly sought after location. Don't miss the opportunity to make this your new family haven. 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 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- Quality schooling on offer including Hunter Valley Grammar School just moments away.
- A mere 12 minutes to Maitland's CBD.
- A short ten minute drive to the charming village of Morpeth, offering boutique shopping and cafes.
- 35 minutes to the city lights and sights of Newcastle.
- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.

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

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