

# 22 Arnold Crescent, Thornton, NSW, 2322

## House For Sale

Wednesday, 25 September 2024

22 Arnold Crescent, Thornton, NSW, 2322

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jade Perryman

## CHARMING BRICK AND TILE HOME WITH ROOM TO ENTERTAIN!

### Property Highlights:

- Spacious family home with gorgeous gardens in a popular location.
- Two open plan living and dining rooms, both with lots of natural light and space.
- Spacious kitchen with plenty of cupboard space, a breakfast bar, 40mm benchtops, a built-in pantry, quality appliances and a tiled splashback.
- Three generous bedrooms, all with carpet, ceiling fans and built-in or walk-in robes.
- Family bathroom with a built-in bath and a separate shower, plus an ensuite to the main bedroom.
- Honeywell ducted air conditioning with 3 zones.
- Freshly painted, with new vertical blinds and a combination of tiles and carpet.
- Undercover front patio and large rear alfresco with a built-in Ultra-Q BBQ.
- Double attached garage, a garden shed, and dual side gate access.

### Outgoings:

Council Rates: \$2,132 approx. per annum

Water Rates: \$811.98 approx. per annum

Rental Returns: \$720 approx. per week

Tucked away in the ever popular suburb of Thornton, this spacious family home is perfect for those who love to entertain or simply enjoy a peaceful, beautifully landscaped setting.

Nestled on a spacious parcel of land with established gardens, including a stunning frangipani tree, this brick and tile beauty offers plenty of street appeal. It's a home designed for both comfort and style, offering a warm welcome the moment you step inside.

Thornton's prime location makes it an ideal base, with Newcastle's city and beaches only a 35 minute drive away, Maitland's heritage CBD just 15 minutes down the road, and the gourmet delights of the Hunter Valley Vineyards within easy reach at just 30 minutes.

As you approach the property, the wide driveway leads you to the double garage, framed by lush, green grass and a sunlit front patio. The timber and leadlight front door opens into a wide, welcoming entryway, where freshly painted walls and a mix of tiles and carpet set the tone for the home's light and airy feel. New vertical blinds and curtains provide a fresh, modern touch throughout, whilst a Honeywell 3-zone ducted air conditioning system keeps the house comfortable year round.

At the front of the home, the first open plan living and dining space impresses with its sheer size and versatility. Carpeted and featuring downlights along with two eye catching chandeliers, it's the perfect area to relax or entertain. The large windows, dressed with sheer curtains and full curtains, invite in an abundance of natural light.

Moving through the home, a second open plan living, dining, and kitchen area unfolds at the back. This space is equally inviting, with glass sliding doors that lead directly to the outdoor entertaining area, offering a seamless connection between indoor/outdoor living.

The kitchen is designed for convenience, with a breakfast bar, dual sink, and a large window offering garden views. With 40mm benchtops, a tiled splashback, and premium Miele appliances, including an oven, an integrated microwave, and a 4-burner electric stovetop, this kitchen is as functional as it is stylish. A built-in pantry and ample cupboard space ensure plenty of storage for all your needs.

The main bedroom, located at the very front of the home, offers privacy and comfort with its large windows overlooking the front garden. This generously sized room features a ceiling fan, walk-in robe, downlights, and soft sheer curtains with

vertical blinds for added privacy. The ensuite is fitted with a shower and a WC, along with a large window to allow natural light to stream in.

In the bedroom wing, two additional family bedrooms share the same thoughtful design, both offering built-in robes, ceiling fans, and a combination of sheer curtains and vertical blinds. They are conveniently located near the main bathroom, which features a vanity with a long ceramic benchtop, a built-in bath, and a shower with handrails.

Step outside to the spacious undercover alfresco area, complete with a built-in outdoor Ultra-Q BBQ kitchen, making it the perfect spot for weekend gatherings or relaxed family dinners. The beautifully landscaped yard is designed for easy maintenance, with paved areas wrapping around the back of the house, established hedges, and a garden shed for extra storage. A fern house and dual side access add to the practicality of the space.

This home offers everything a family could need, blending space, style, and convenience in a sought after location. 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;

- Moments to the local Thornton Shopping Centre, train station, sporting fields, schools and so much more!
- 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 drive to Maitland's heritage CBD and revitalised riverside Levee precinct
- 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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