

22 Lilac Avenue, Lochinvar, NSW, 2321

House For Sale

Friday, 13 September 2024

22 Lilac Avenue, Lochinvar, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Nick Clarke

0240043200

HAMPTONS CHARM MEETS MODERN FAMILY LIVING!

Property Highlights:

- Spacious family home with a Hamptons theme, in a divine Hunter location.
- Media room, formal lounge with outdoor access and open plan living and dining.
- Luxurious kitchen with shaker style cabinetry, a 40mm Caesarstone benchtop, soft close cabinetry, a kitchen island and breakfast bar, a dual undermount sink, a walk in pantry, a stylish herringbone splashback and pendant lights, plumbing for the fridge, quality appliances and a walk-in pantry.
- Four generous bedrooms, three with walk-in robes and the other with a built-in.
- Contemporary bathroom and ensuite, with floating vanities with 20mm Caesarstone benchtops, soft close cabinetry, large showers with built-in shelves and rain shower heads, plus a freestanding bath in the main.
- Daikin ducted air conditioning throughout the home with 4 separate zones.
- Plantation shutters, chrome hardware, LED downlights and floating floorboards.
- Undercover alfresco area with non-slip tiles, a ceiling fan, outdoor lighting and glass fencing.
- Inground salt and chlorinated fibreglass pool with glass fencing and non-slip tiles.
- Double attached garage with internal access, an additional single car shed and single carport in the yard, plus double gated and dual side access.
- Gas hot water, Eufy security system, 3-phase power and a security screen.

Outgoings:

Council Rate: \$2,816 approx. per annum

Water Rate: \$818.67 approx. per annum

This stunning Hamptons-style family home, built in 2022 by Coral Homes, effortlessly blends luxury and comfort. Only two years old, it offers an unbeatable combination of modern features and timeless elegance, perfect for a growing family seeking space, style, and a peaceful lifestyle in one of the Hunter's most sought after suburbs.

Located in the popular suburb of Lochinvar, this home enjoys a prime position, with schools including St. Patrick's Primary and St Joseph's College, just a short distance away. You're an easy drive from Maitland CBD and 20 minutes from the vineyards of the Hunter Valley, while Newcastle's beaches are just a 40-minute drive.

As you approach the home, the beautifully landscaped front yard with lush green grass and a wide driveway immediately catch your eye. The weatherboard and rendered brick exterior, complemented by a Colorbond roof, exudes charm, and the pebble-tile pathway leading to the welcoming front patio invites you in.

Once inside, the glass front door opens into an extra wide hallway, with a wall niche perfect for showcasing artwork. The attention to detail is evident, from the mix of tiles, carpet, and floating floorboards to the chrome hardware and plantation shutters that add a touch of sophistication throughout the home.

At the front of the house, three family bedrooms offer space and privacy, all featuring plush carpet, ceiling fans with lights, and ample storage with built-in or walk-in robes. The nearby family bathroom, with its contemporary freestanding bathtub, floor to ceiling tiles, and a herringbone feature wall, is both practical and elegant, complete with a separate WC and a shower with a built-in shelf and dual shower head.

Adjacent is the media room, a carpeted sanctuary with LED downlights and TV brackets. It's perfectly situated near the family bedrooms, making it an ideal space to create an amazing kid's playroom, or a cosy family retreat for movie nights.

The heart of the home is the expansive open-plan kitchen, living, and dining area. Floating floorboards and LED lighting seamlessly connect the space, while two large glass sliding doors provide access to the alfresco area, creating a natural flow for indoor-outdoor entertaining.

The kitchen is a chef's dream with its shaker-style soft-close cabinetry, a large island with a 40mm Caesarstone benchtop, and a trio of pendant lights overhead. A walk-in pantry, dual undermount sink, 900mm Technika oven with a 5-burner gas stovetop, and a stunning herringbone tile splashback add a touch of luxury. With plumbing for the fridge, a Technika rangehood, and an Ariston dishwasher, every detail has been considered.

From here, step into the formal lounge through a sleek barn-style sliding door. Floating floorboards and LED downlights create a warm, inviting atmosphere, while sheer curtains soften the natural light from the glass sliding door, which leads directly to the alfresco area. This lounge features a built-in 20mm Caesarstone benchtop with soft-close cabinetry, adding both style and practicality.

The master suite offers a private retreat at the rear of the home. Plush carpet, a ceiling fan with light, and direct access to the outdoors ensure comfort and convenience, while a large walk-in robe provides ample storage. The ensuite impresses with a large shower with a rain shower head and built-in shelf, and a floating vanity with twin above-counter sinks. Herringbone tiles add a stylish touch, perfectly matching the home's Hamptons vibe.

Step outside, and the undercover alfresco area continues to impress with its LED downlights, glass fencing, ceiling fan, and non-slip tiles. Overlooking the inground salt chlorinated fibreglass pool, with its own glass fence and non-slip tiles, it's the perfect space for entertaining or simply relaxing.

The backyard is fully fenced with plenty of grassy space for children or pets, and dual side access. A single bay garage with extra-high clearance and an adjoining carport provide additional parking or workspace, while the 3000L water tank and three-phase power add convenience and efficiency.

With NBN fibre to the premises and a Daikin ducted air conditioning system with four distinct zones, this home is as functional as it is beautiful. Security is top-notch too, with a Eufy security system and security screen on the front door ensuring peace of mind.

This is your opportunity to own a spectacular family home in Lochinvar, where elegance meets functionality, and every detail has been thoughtfully designed for modern living. 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;

- Mere minutes to St Joseph's College & St Patrick's Primary School Lochinvar.
- 10 minutes to Rutherford with schools, Homemakers centres, 3 major supermarkets, sporting fields, clubs, pubs and restaurants to enjoy.
- 20 minutes to Maitland's heritage CBD and the newly revitalised Levee riverside precinct.
- 25 minutes to Green Hills Shopping Centre, offering a huge range of retail, dining, services, and recreation options.
- 1 hour to Newcastle CBD & beautiful beaches.
- 15 minutes to the sights and gourmet delights of the Hunter Valley Vineyards.

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

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