

# 25 Greystones Drive, Chisholm, NSW 2322

## House For Sale

Wednesday, 19 June 2024

25 Greystones Drive, Chisholm, NSW 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 691 m2

Type: House



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**\$990,000**

Property Highlights:- A perfect family home in an incredible location.- Open plan living and dining room, formal lounge, home office and rumpus room.- Kitchen with 20mm Caesarstone benchtops and breakfast bar, quality Artusi appliances and a walk-in pantry.- Four generous bedrooms, all with built-in or walk-in robes, plus an ensuite to the main.- Bathroom and ensuite with walk-in showers, a freestanding bath in the main, 50mm Caesarstone benchtops with above counter basins and floor to ceiling tiles.- Rinnai 2 zone ducted air conditioning and matte black ceiling fans throughout.- LED downlights, plantation shutters, and natural light throughout.- Undercover alfresco with LED lighting, gas bayonet and outdoor power points.- Fully fenced grassed backyard with irrigation and a 4m x 3m garden shed.- Double attached garage with internal access and wide gated side access.- Three phase power, gas hot water and a 3000L water tank.

Outgoings: Council Rates: \$2,664 approx. per annum Water Rates: \$811.98 approx. per annum Rental Returns: \$770 approx. per week

Nestled in the sought after suburb of Chisholm, this contemporary brick and Colorbond family home offers a perfect blend of style, comfort, and convenience. Located close to all amenities, this property presents an ideal opportunity for families looking to settle into a vibrant community. Chisholm is a peaceful and welcoming community, a superb location that offers convenience at its finest. Embrace the charm of nearby expansive green spaces, while relishing the ease of access to a well established shopping precinct just a stone's throw away. Educational options are plentiful, with prestigious institutions like St Aloysius Catholic Primary School and St Bede's Catholic College in close proximity. Situated on a wide, quiet street, this home boasts plenty of street appeal, with a lush grassy front yard and a large driveway leading to an attached double garage with convenient internal access. Upon entering, the combination of large format porcelain tiles, plush carpet, and floating floorboards sets a warm and inviting tone throughout the home. Roller blinds and plantation shutters provide privacy and light control, while matte black ceiling fans enhance comfort and style. This wonderfully designed home offers plenty of defined spaces for relaxation. The formal lounge, positioned at the front of the home, features soft carpeting, black roller blinds, and large windows overlooking the front yard, creating an elegant space for relaxation or entertaining guests. Featuring floating floorboards and plantation shutters for privacy, the home office is conveniently located near the family bedrooms. Whilst this would be a wonderful base for those working or studying from home, this space could also serve as a children's playroom, ensuring flexibility to suit your family's needs. The central hub of the home, the open plan kitchen, living and dining room, features expansive floating floorboards, a gas bayonet, and abundant natural light, creating defined yet interconnected living spaces. Glass sliding doors with roller blinds open to the alfresco area, seamlessly blending indoor and outdoor living. The gourmet kitchen boasts soft-close cabinetry with 20mm Caesarstone benchtops, a spacious kitchen island/breakfast bar, a dual sink with a mixer tap, and a tiled splashback. It is equipped with modern appliances including a 900mm Artusi oven with a 5 burner gas cooktop and rangehood, Artusi dishwasher, and a walk-in pantry for ample storage. Just to the left of this beautiful open plan space is the rumpus room, which offers floating floorboards, plantation shutters, and another set of glass sliding doors with roller blinds that open seamlessly to the alfresco area. Each bedroom is meticulously designed for relaxation and functionality, featuring plush carpeting and elegant plantation shutters that complement the contemporary aesthetic throughout. The master bedroom is a spacious retreat complete with a remote operated ceiling fan, a walk-in robe and ensuite, offering a serene haven for unwinding after a long day. Meanwhile, the three additional family bedrooms, located in a dedicated wing of the home, boast ceiling fans, mirrored built-in robes and generous proportions, ensuring ample space for children or guests to feel right at home. Both the main bathroom and ensuite exude luxury with soft-close cabinetry, 50mm Caesarstone benchtops, above counter basins, matte black finishes, floor to ceiling tiles, and a separate WC in the main bathroom. The showers are equipped with dual shower heads, including a rain shower head and built-in recess, and the main bathroom features a freestanding bath for added relaxation. Heading outside from the living area, you find the undercover alfresco area, which is perfect for year-round entertaining, with LED outdoor lights, a matte black ceiling fan, a gas bayonet for BBQs, and outdoor powerpoints, providing an ideal setting for gatherings with family and friends. The expansive irrigated backyard is fully fenced and includes a timber feature piece for the BBQ area, a 4m x 3m garden shed, plus a surface drainage system for a healthy plant environment. In addition, you'll find dual side access with wide gated entry, suitable for storing a boat or caravan. A 3000L water tank enhances sustainability, while the yard provides ample space for children and pets to play. Additional features in this incredible home include 3 phase power, a gas hot water system, and Rinnai 2 zone ducted air conditioning with mobile app control throughout, ensuring year round comfort and efficiency. Don't miss out on this exceptional opportunity to secure your family's dream home in Chisholm. 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; - A short drive to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary. - Located just 12 minutes from Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep. - An easy 20 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct. - Only 8 minutes to the charming village of Morpeth, offering boutique shopping and coffee that draws a crowd. - 35 minutes to the city lights and sights of Newcastle or the gourmet delights of the Hunter Valley Vineyards. \*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.