

**3 Moran Parkway, North Rothbury, NSW, 2335**



**House For Sale**

Friday, 13 September 2024

3 Moran Parkway, North Rothbury, NSW, 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## MODERN ELEGANCE WITH ALL THE EXTRAS

Modern, contemporary, with nothing left to do. Do not miss out on your opportunity to secure this piece of paradise. Located in the new township of Huntlee directly across from parks and bushlands, this immediately sets the scene for serenity. With multiple living spaces and many upgrades do not miss out!

- Modern galley style kitchen with waterfall stone bench top, 900mm gas cook top and dishwasher, perfect for the entire family
- Spacious and open living areas: Enjoy the luxury of an open plan living and dining area, complemented by an additional two lounge rooms. This flexible layout is ideal for young and old.
- Four generous bedrooms: The master bedroom is a true retreat, featuring a walk-in robe and a contemporary ensuite with floor to ceiling tiles and stylish black tapware. The remaining three bedrooms are well-sized and include built-in storage and ceiling fans
- Modern comforts: The home includes ducted air conditioning for year-round comfort, sleek downlights for a modern touch
- Main bathroom: compliments the house beautifully, with walk in shower with niche, separate modern bath and floor to ceiling tiles
- Alfresco entertainment area: Step outside to an alfresco area, with merbau decking and ceiling fan, simply a private oasis
- Fully secure yard with side access, perfect to secure trailers or vehicles of the street
- Prime location: Positioned in the vibrant Huntlee community, immediately overlooking parklands, this property offers easy access to local amenities including Huntlee Tavern and Huntlee Shopping Centre with Coles. The Branxton CBD and Hunter Expressway are just a 5-minute drive away, ensuring a straightforward commute to Newcastle or the Upper Hunter and providing seamless connectivity to the Hunter Valley Wine Country

To put it simply, this home offers unparalleled space, comfort, and style. Making it the perfect choice for your family!

### Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate.

All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.