

35 Pyrus Avenue, Branxton, NSW, 2335



House For Sale

Sunday, 18 August 2024

35 Pyrus Avenue, Branxton, NSW, 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

LARGE LIFESTYLE LIVING - HUNTER VALLEY

Nestled in the heart of the Hunter Valley, a sought-after region renowned for its lush green landscapes, fine dining, world-class wineries, and vibrant concerts is this expansive one acre property situated in Radford Park offering an exciting opportunity to create your dream lifestyle property surrounded by serene rural landscapes and pleasant mountain views.

The sizable parcel of land offers excellent side access, making it ideal for large trucks or vehicles. There is also ample room for various other additions (STCA), whether you are envisioning a large shed, a sparkling in-ground pool for those hot summer days, or simply extra space for the kids to play.

Inside, two spacious living areas provide ideal settings for relaxation and entertainment. At the heart of the home, the kitchen features upgraded shaker-style cupboards, an integrated double bin drawer, a large walk in pantry with extra powerpoints and modern appliances, including a Fisher & Paykel pyrolytic oven, Asteron gas cooktop, and a dishwasher.

The spacious master suite offers a large walk-in robe, an extra-large mirrored built-in robe, and an ensuite complete with a rainfall shower head, niche, and floating vanity. Every room in the home is equipped with energy-efficient ceiling fans, and the entire house, including the garage, benefits from independent air conditioning zoning controlled by the Advantage Air Ducted system. This system is managed from a smart tablet wall-mounted in the kitchen or remotely via your phone.

The home also features freshly painted interiors, larger square floor tiles, upgraded wall and roof insulation, upgraded carpets and a 6.6kW solar system that can be monitored from your phone. Additionally, there is a built-in coffee and bar area with a handcrafted timber waterfall benchtop and a pop-up PowerPoint for your coffee machine.

Outside, the property continues to impress with a large alfresco area equipped with gas and power points, a garden shed, a front irrigation system with a wireless timer, and native trees along the left-hand side and back fence of the backyard. The large concrete driveway is upgraded and rated for parking heavy trucks and machinery.

This prime location places you just minutes from schools, shops, cafes, and a variety of retail outlets (<4km) and also only 56 minutes to Newcastle (59km) and about 2 hours from Sydney (190km).