

36 Thomas Street, North Rothbury, NSW, 2335

House For Sale

Tuesday, 10 September 2024

36 Thomas Street, North Rothbury, NSW, 2335

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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YOUR DREAM HUNTER ABODE AWAITS!

Property Highlights:

- Stylishly presented brick and tile family home with quality features throughout.
- Spacious open plan living and dining area, with direct access to the yard.
- Gourmet kitchen featuring 40mm benchtops, a dual sink, a mixer tap, gas cooking, quality Smeg appliances, plus a new Fisher & Paykel dishwasher.
- Four bedrooms, two with built-in robes, all with ceiling fans.
- Stunning family bathroom with floor to ceiling tiles, a twin vanity with soft close cabinetry, a walk-in shower with a built-in recess and rain showerhead, plus a handy 2nd WC close by.
- Hardwood timber flooring and premium carpet, a neutral paint palette, plus LED downlights.
- Four zone ducted air conditioning with a touch pad control.
- 7kW solar system, an Envirocycle septic, town water, and Crimsafe flyscreens.
- Restored roof with new gutters and gutter guards.
- Covered alfresco with a pine deck and roller blinds, plus a firepit area.
- Landscaped backyard with a large grassed lawn and pop up sprinklers in the front and back yards.
- Drive through access to a large 7x5m double shed in the yard with power access.

Outgoings:

Council Rates: \$1,980 approx. per annum

Rental Return: \$640 approx. per week

Nestled in a lovely well established pocket of North Rothbury, this stunning brick and tiled roof family home offers a spacious floor plan and premium updates throughout, set to impress all that inspect!

North Rothbury offers the best of both worlds, with a semi rural lifestyle to enjoy, whilst benefiting from easy access to the conveniences of city living. All the sights and delights of the Hunter Valley Vineyards are just 15 minutes away, and with an easy connection to the Hunter Expressway, you'll be enjoying Newcastle's city lights and beaches, or the sparkling Lake Macquarie in no time.

Upon arrival, you'll be greeted by a grassed front lawn and established gardens, along with a patio area at the entrance to the home. The home itself is built with an appealing brick construction, and a newly restored roof featuring new gutters and gutter guards.

Step inside and take a moment to appreciate the spacious, light filled floor plan. Packed with premium features, you'll find gleaming hardwood timber floorboards, LED downlights, and four zone ducted air conditioning with touchpad control for your year round comfort.

Set at the entrance to the home is the generously sized open plan living, dining and kitchen area, bathed in natural light from the surrounding windows and sliding door opening out to the yard.

The pristine kitchen offers ample storage in the surrounding cabinetry, stylish 40mm marble look benchtops, a dual sink with a mixer tap and a newly installed Fisher & Paykel dishwasher, set to make cleaning up a breeze. There is a Smeg oven and a four burner gas cooktop, with a canopy rangehood overhead.

Set behind a private hallway you will find the three bedrooms, two of which include built-in robes, with all featuring ceiling fans and premium carpet, adding a touch of luxury to the everyday. A fourth bedroom is located further into the home, providing a space for everyone to call their own.

Servicing these rooms is the beautifully updated bathroom which boasts gleaming floor to ceiling tiles, a twin vanity with soft close cabinetry, a walk-in shower with a built-in recess and rain showerhead, with an additional separate WC located

close by for added convenience.

Prepare to be impressed as you head to the backyard via the glass sliding door in the living room. Here you will find a covered alfresco with pine decking and roller blinds, offering the ideal space to cook, dine and relax outdoors.

The yard features stunning landscaping with established gardens, and a lush grass lawn for kids and pets to enjoy, plus a dedicated firepit area for the cooler seasons. Pop up sprinklers in both the front and back yards will help the grounds keep looking their best.

You'll enjoy the convenience of drive through access to a huge 7m x 5m shed in the yard which comes with power access, perfect for storing your cars and big kids' toys!

Packed with added extras, this impressive home also includes a 7kW solar system, Enviro cycle septic, and town water access, plus clever features such as a touchpad screen lock for the front door and Crimsafe flyscreens at the front and back of the home.

A home of this standard, offering stylish family living inside and out, is certain to draw a large volume of interest in today's market. 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 family friendly region with local parklands, shopping and dining options to enjoy.
- A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!
- An hour's drive to Newcastle's city lights and pristine beaches.
- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need.
- Moments to the Hunter Expressway, connecting you to Newcastle and Lake Macquarie with ease.

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

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