

**38 Settlers Boulevard, Chisholm, NSW 2322**



**House For Sale**

Monday, 8 July 2024

38 Settlers Boulevard, Chisholm, NSW 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 561 m2**

**Type: House**



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**\$1,450,000 - \$1,500,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves "This is a property that epitomizes luxury living, all set in a highly sought-after location". The Location Tucked away in the incredibly popular and family-friendly community of Chisholm, this property offers the chance to secure a slice of a vibrant new neighbourhood. Located just moments away from the historic village of Morpeth and for everyday necessities, Thornton's local shops and train station are within easy reach, ensuring effortless commuting and access to essential amenities. Maitland CBD - 18 min (13.5km) Stockland Green Hills - 12 min (8.4km) Newcastle CBD - 39 min (31.1km) The Snapshot Discover unparalleled luxury in this exquisite Metricon display home, nestled in the highly sought-after location of Chisholm. This Hamptons-inspired residence features four spacious bedrooms and two bathrooms, epitomizing sophisticated living. The architecturally designed landscaping and gardens create a stunning oasis, complementing the home's refined aesthetics. At its heart lies a stunning saltwater pool, paired with a picture-perfect cabana, offering an idyllic retreat for relaxation or entertainment. Every detail of this property exudes opulence and comfort, making it an exceptional choice for discerning buyers seeking a blend of luxury, style, and functionality in a prestigious neighborhood. The Home Experience the pinnacle of luxury living at 38 Settlers Boulevard, a prestigious Metricon display home that embodies elegance and class. This meticulously crafted residence, boasting a blend of brick hebel and James Hardy weatherboard construction, is set amidst architecturally designed gardens and grounds. The property's Hamptons-inspired facade exudes a flawless charm, presenting a perfect fusion of opulence and comfort. Stepping inside, you're welcomed by an expansive entrance, graced with soaring ceilings and 600x600 luxury tiles throughout. To the right, a light-filled living room awaits, featuring plush carpets, a stunning pendant light, and a contemporary gas fireplace, creating a cosy and sophisticated space. The lower level unfolds into a generously appointed, open-plan kitchen, dining, and living area. Bathed in natural light through large windows and bi-fold doors, this space seamlessly merges with the alfresco area, enhancing the home's indoor-outdoor connectivity. The contemporary kitchen is a culinary masterpiece with 40mm stone benchtops, custom soft-close cabinetry, statement lighting, and a spacious island bench with a breakfast bar, perfect for casual dining, or enjoying your morning coffee in the sunlit, gorgeous space. It also includes a walk-in pantry, offering ample storage and space for a fridge. While the alfresco area opens to beautifully landscaped gardens, complete with a picture perfect in-ground saltwater pool and cabana, creating a tranquil haven ideal for hosting elegant gatherings, or relaxation. Upstairs, four spacious bedrooms await, each adorned with plush carpet, sheer curtains, and built-in robes. The master suite is a sanctuary of luxury, featuring a private tiled balcony, a walk-through custom-built robe, and a makeup station. Its private ensuite boasts floor-to-ceiling tiles, a freestanding stone vanity with double basins, a freestanding bath, and a separate toilet. The upper level also houses the main bathroom, mirroring the ensuite's exquisite features, along with an additional living space equipped with a built-in study nook and storage cupboards. The home's thoughtful design includes a double garage with a workshop area, a water tank, water outlets at the front and rear, ducted air conditioning, and LED downlights throughout, ensuring ultimate comfort and convenience. 38 Settlers Boulevard is a haven of refined luxury, promising a lifestyle of unparalleled sophistication and tranquility. - Currently operating as Metricon's leading display home and site office within the Chisholm estate. - Property is currently privately owned and being leased by Metricon. - Lease commencement date 28/10/2022 - Lease terminating date 20/03/2025 - No option period to renew stated in the lease - Rent is payable in advance on the 20th of each month and permitted for display home usage only. - Lease outgoings are payable by Metricon (100% of outgoings) This includes, - - - Rates, insurance, maintaining and repairing the premises, costs incurred for heating, cooling, cleaning, pest control, waste collection, security, and fire safety prevention. - Rent payable is calculated at \$298.00 per day and paid directly to the vendor. - House area 32.63sq / Total area is 39.47sq SMS 38 Set to 0428 166 755 for a link to the online property brochure.