

# 40 Dairyman Drive, Lochinvar, NSW, 2321

## House For Sale

Saturday, 24 August 2024

40 Dairyman Drive, Lochinvar, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## CONTEMPORARY FAMILY LIVING IN A PRIZED LOCATION!

### Property Highlights:

- Brand new Perry Homes residence with all the modern luxuries, in a gorgeous location.
- Open plan living and dining room with outdoor access, plus a separate media room.
- Contemporary kitchen with soft close cabinetry, 20mm Caesarstone benchtops, a dual sink, a walk-in pantry, a waterfall kitchen island with a breakfast bar, plumbing for the fridge, plus quality Westinghouse appliances.
- Four spacious bedrooms, three with built-in robes and the master with a walk-in.
- Sleek family bathroom and ensuite, both with 20mm Caesarstone benchtops, soft close cabinetry, separate WCs, showers with built in recesses and freestanding baths.
- Daikin Air Touch 5 zone ducted air conditioning with touch screen controls.
- Undercover rear alfresco with outdoor lighting and powerpoints, plus a ceiling fan.
- Double attached garage with internal access and dual side access to the fully fenced yard.
- 3000L water tank, NBN fibre to the premises and LED downlights throughout.

### Outgoings:

Council Rate: \$1,788 approx. per annum

Rental Return: \$750 approx. per week

Welcome to your dream home in the heart of the newly formed Hereford Estate, where contemporary design meets family comfort. This brand new Perry home is a true gem, offering that pristine new home feel without the lengthy wait. Nestled on a charming street, this property combines location, space, and style, making it a must see on your shortlist.

Lochinvar is one of the regions most sought after suburbs, providing easy access to the gourmet delights of the Hunter Valley just a short 15 minute drive from your door. Daily conveniences are close at hand in nearby Rutherford and Maitland, while the city lights and beaches of Newcastle are only 60 minutes away.

As you approach the home, you'll be greeted by its striking blonde brick and Colorbond exterior. The wide driveway, bordered by a neatly manicured front lawn, leads to an attached double garage with internal access for your off street parking. Step through the feature timber and glass front door into a wide, welcoming entryway, illuminated by sleek LED downlights that flow throughout the home.

A little down the hallway, sliding doors invite you into a cosy media room, perfect for those movie nights where you can shut out the world and immerse yourself in your favourite films. The plush carpet underfoot adds a touch of warmth, creating an ideal retreat.

From here, you'll discover the heart of the house, an open plan kitchen, living, and dining area designed for modern family living. The laminate flooring is both stylish and practical, standing up to the demands of everyday life. A glass sliding door seamlessly connects the indoor living space to the alfresco, making entertaining a breeze.

The kitchen is a true centrepiece, featuring soft-close cabinetry and an elegant 20mm Caesarstone waterfall benchtop. A walk-in pantry provides ample storage, while the kitchen island, with its breakfast bar, invites casual dining and socialising. High quality Westinghouse appliances, including a 900mm oven, rangehood and a 4-burner electric stovetop, ensure every culinary adventure is a success. The dual sink and subway tile splashback add both functionality and style, while plumbing for the fridge adds a convenient touch.

The master suite is a sanctuary, offering a large walk-in robe and a luxurious ensuite. Here, you'll find a freestanding bath perfect for unwinding, a twin vanity with soft-close cabinetry and a 20mm Caesarstone benchtop, a walk-in shower with dual shower heads, including a rain shower head and built-in recess, and a separate WC for added privacy. Three additional family bedrooms, all equipped with built-in robes and ceiling fans, provide comfortable accommodation for everyone.

The family bathroom mirrors the luxury of the ensuite, featuring a vanity with soft-close cabinetry and a 20mm Caesarstone benchtop, a large shower with a built-in recess, and a freestanding bath. The separate WC adds further convenience for busy family mornings.

Outside, the undercover alfresco area beckons, complete with outdoor lighting, a ceiling fan, and power points, creating an ideal space for year round entertaining. The fully fenced yard, with dual side access, is ideal for children and pets to play, while a 3000L water tank adds an eco-friendly touch.

This home is equipped with all the modern comforts, including NBN fibre to the premises and a Daikin Air Touch 5 zone ducted air conditioning system with a touch screen, ensuring you stay connected and comfortable in every season.

Don't miss the opportunity to make this picture-perfect Lochinvar residence your new family home. 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 newly established, family friendly area with quality homes throughout.
- Mere minutes to St Joseph's College & St Patrick's Primary School Lochinvar.
- 10 minutes to Rutherford with schools, Homemakers centres, 3 major supermarkets, sporting fields, clubs, pubs and restaurants to enjoy.
- 20 minutes to Maitland's heritage CBD and the newly revitalised Levee riverside precinct.
- 25 minutes to Green Hills Shopping Centre, offering a huge range of retail, dining, services, and recreation options.
- 1 hour to Newcastle CBD & beautiful beaches.
- 15 minutes to the sights and gourmet delights of the Hunter Valley Vineyards.

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

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