

5 Gloaming Avenue, East Maitland, NSW, 2323

House For Sale

Wednesday, 7 August 2024

5 Gloaming Avenue, East Maitland, NSW, 2323

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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LUXURIOUS FAMILY LIVING WITH STUNNING VIEWS!

Property Highlights:

- Huge 902.4sqm block in the highly sought after Rathluba Estate.
- Amazing North-West views over the valley & distant mountain ranges with picturesque sunsets.
- Oversized 9m long garage with drive through access.
- Optional side access for caravans, boats & trailers.
- Freshly painted both internal & external along with updated lighting & carpet.
- Rear alfresco overlooking a large fully fenced grassed yard and sparkling inground concrete, salt and chlorinated pool, comes complete with a new pump and chlorinator.
- Open plan living and dining, separate formal lounge/media room, and convenient mudroom or study.
- Kitchen with 40mm timber benchtops, a built-in pantry and quality appliances.
- Five bedrooms, all with built-in robes, the master with a walk-in and its own balcony overlooking stunning views.
- Brand new Daikin ducted air conditioning with 6 zones and a ducted vacuum system.

Outgoings:

Council Rates: \$2,624 approx. per annum

Water rates: \$811.98 approx. per annum

Rental Return: \$850 approx. per week

Located in the sought after Rathluba Estate of East Maitland, this property stands out with its brick and Colorbond construction, set on a huge block offering fabulous views. This grand two story home not only boasts a prime location but also impressive street appeal with clean lines and a refined design. Plenty of green grass, established trees and hedges frame this beautiful home, creating a serene and inviting atmosphere.

Locations do not get much better than this, with Green Hills Shopping Centre, public transport, and Maitland's centre a short drive away. An easy 40 minute drive will take you to Newcastle's city and beaches, and in 30 minutes you'll find yourself enjoying all the sights and gourmet delights of the Hunter Valley Vineyards, meaning you'll enjoy easy access to the best the Hunter region has to offer!

As you approach, the wide driveway leads to an attached double garage with internal access and the ability to drive through to the rear yard. This setup not only provides ample parking but also enhances the functionality of the home. The front of the house sets a welcoming tone with its stunning, grand design and freshly painted front exterior that immediately captures attention.

Step inside through the wide entryway, and you are greeted with a freshly painted interior, complemented by new downlights throughout, creating a bright and inviting ambiance. To the right hand side of the entrance is the media room or formal lounge, featuring wool carpet, vertical blinds, and windows overlooking the front and side yard. This space is perfect for welcoming guests or enjoying cosy family moments.

The heart of the home is the sun-soaked, open plan kitchen, living, and dining area. With tiled floors and surrounded by large windows, this space seamlessly brings the outside in. Glass sliding doors lead to the alfresco area, making it ideal for entertaining.

The kitchen is both gorgeous and large, featuring baby blue painted timber cabinetry topped with a 40mm timber benchtop. It offers plenty of cupboard and bench space, a dual sink, a built-in pantry and a charming tiled splashback. Included are a electric stove, a built-in oven, rangehood, and a dishwasher. A separate laundry with sliding doors for storage and an extra WC adds to the home's functionality, ensuring all your household needs are met.

Tucked away privately on this ground floor you will also find the versatile mudroom or study, tiled and offering direct access to the garage. This versatile space could also be used as a 'mud room' if preferred, adding to the home's practicality

and convenience.

Upstairs, via a stunning timber staircase, you'll find the bedrooms. The master bedroom is a true spacious retreat, allowing plenty of space to relax in style. It features glass sliding doors opening out to a stunning timber balcony overlooking the pool and the breathtaking views on offer. The master suite also includes a walk-in robe through sliding doors and an ensuite with a walk-in shower, WC, and a twin vanity.

The three family bedrooms upstairs all have built-in robes, wool carpet, and vertical blinds, ensuring comfort and privacy for everyone. A fifth bedroom, perfect for guests, is conveniently located downstairs, providing flexibility for accommodating visitors.

The family bathroom, also found upstairs, is designed with functionality and style in mind, featuring a shower, built-in bath, and a separate WC. This thoughtful layout ensures convenience and ease for busy family life.

This home is packed with additional features, including updated downlights, brand new Daikin 6-zone ducted air conditioning, NBN fibre to the premises, and ducted vacuuming. These modern amenities enhance the comfort and efficiency of the home, making everyday living a breeze.

Outdoor entertaining will be easy in this beautiful home, with a paved alfresco area equipped with outdoor powerpoints, overlooking the sparkling inground concrete pool. The pool, which is salt and chlorinated, comes complete with a new pump and chlorinator, ensuring it remains a refreshing oasis.

The huge grassed area of the yard is fully fenced, with dual side access and a large garden shed, providing ample space for outdoor activities and storage.

Don't miss the opportunity to make this stunning home in Rathluba Estate, East Maitland, yours. Its perfect location, luxurious features, and expansive outdoor space make it the ideal 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;

- Located just 5 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.
- 6 minute drive to Victoria Street train station.
- Minutes from Maitland Private Hospital, the NEW Maitland Hospital, gyms, pubs, restaurants, cinemas & so much more!
- 15 minutes to Maitland's heritage CBD and flourishing riverside Levee precinct.
- A short 15 minute drive to the charming village of Morpeth, offering boutique shopping and cafes.
- 40 minutes to the city lights and sights of Newcastle.
- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.

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

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