

5 Paterson Street, Hinton, NSW, 2321

House For Sale

Monday, 14 October 2024

5 Paterson Street, Hinton, NSW, 2321

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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EMBRACE COUNTRY LIVING WITH THIS SPECTACULAR OUTLOOK!

Property Highlights:

- Spacious family home with sweeping valley views that will leave you breathless
- Large open plan living and dining with air conditioning and a freestanding fireplace
- Luxury kitchen with soft close cabinetry, chic black appliances, including a Euromaid wall oven, 80mm marble look benchtops and a breakfast bar with servery windows
- Three generous bedrooms, two with built-in robes and the other with direct access to a private balcony, all with divine rural views
- Bathroom with a built-in bath, walk-in shower, separate WC plus a downstairs bathroom
- Freshly painted inside and out with roller blinds and floating floorboards
- Undercover front patio, downstairs undercover alfresco with built-in timber bar table, plus an upstairs deck with a long bar style table and incredible views
- Double attached garage & single carport, with rear access, plus wide side gate access
- Security roller blinds, NBN fibre to the premises, town water, upgraded electric hot water system, pump out septic, and a 10kW solar system

Outgoings:

Council Rate: \$1,708 approx. per annum

Rental Return: \$700 approx. per week

Nestled in the heart of Hinton, this stunning two story family home, built in 2000, combines modern comfort with classic Australian charm. With its galvanised iron roof, you'll love listening to the gentle sound of rain while soaking in the sweeping valley views.

This home is nestled in a peaceful location surrounded by green fields and charming homes, offering both serenity and convenience. The historic village of Morpeth, with its boutique shops and cafes, is just five minutes away, and essential services like the new Maitland Hospital, Green Hills Shopping Centre and Maitland's CBD are close by, delivering all your everyday needs within easy reach.

Upon entering through the wide entryway, freshly painted interiors and floating floorboards greet you, setting the stage for the light and airy atmosphere that flows throughout the home. A gorgeous timber staircase takes you upstairs, where all the living and bedroom spaces await, offering a beautiful place to relax and unwind.

The open-plan kitchen, living, and dining area have been recently renovated, featuring a freestanding Norseman combustion fireplace and a Daikin split system air conditioner for year round comfort. The lounge area is finished with a pendant light, creating a cosy ambiance, while the large windows frame the spectacular rural views.

The kitchen is an entertainer's delight, with soft-close cabinetry, sleek black appliances, including a Smeg dishwasher and Euromaid wall-mounted oven, and stunning 80mm marble-look benchtops. The breakfast bar overlooks the serene countryside through servery windows, perfect for passing meals straight out to the deck. Two lovely pendant lights and a Bali-style ceiling fan complete the kitchen, making it a space where cooking feels like a treat.

Step out to the upstairs deck, where breathtaking countryside views stretch as far as the eye can see, with mountains in the distance. Carpeted over timber and bordered by a timber railing, this spacious deck is ideal for outdoor dining or relaxing with a drink in hand. With power outlets, roller blinds, and a large bar table, it's a dream spot for entertaining while taking in the scenic beauty.

Upstairs, you'll find three beautifully appointed bedrooms, two with built-in robes and one with a ceiling fan. One of the bedrooms features direct sliding door access to a private balcony, offering a view of the stunning rural landscape.

The main bathroom is equally impressive, with a large walk-in shower with a rain showerhead, a built-in bath, and a vanity with a shaver cabinet above. A separate WC adds convenience, while an additional WC downstairs caters to guests.

Downstairs, the separate laundry provides direct sliding door access to the alfresco area, where outdoor living is taken to the next level.

This expansive entertaining space features a custom timber bar table, and even brackets ready for a TV. Whether hosting a casual gathering around the two fire pits or dining alfresco while soaking in the incredible views, this area will quickly become a favourite.

The fully fenced yard offers plenty of space for kids and pets to play, with lovely expanses of grass, established gardens, and room for chooks or a vegetable patch. Dual side access, along with the wide double gates, means there's ample space to park a van or boat. The yard also includes a 3000L water tank and a pump-out septic system, ensuring sustainability.

For your vehicles, the home features an attached double car garage and a single carport with roller door entry, both offering convenient access to the alfresco area. Additional features like new security roller blinds on the front windows, NBN fibre to the premises, a 10kW solar system, and an upgraded electric hot water system make this home as practical as it is beautiful.

Surrounded by serene landscapes, this Hinton home offers the best of country living with all the modern conveniences you could ask for. 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 5 minute drive to the charming village of Morpeth, offering boutique shopping and cafes
- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep
- A 20 minute drive to Maitland's CBD and riverside Levee precinct
- 45 minutes to the city lights and sights of Newcastle
- 35 minutes to the gourmet delights of the Hunter Valley Vineyards

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

Visit the property webbook for more details: <https://tinyurl.com/5PatersonSt>