

# 8 Percher Street, Chisholm, NSW, 2322

## House For Sale

Thursday, 26 September 2024

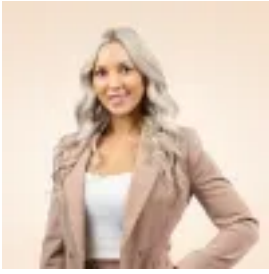
8 Percher Street, Chisholm, NSW, 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jade Perryman

## MODERN LUXURY IN CHISHOLM!

### Property Highlights:

- Spacious 2018 Coral Homes built family retreat with luxurious features, in a prime location
- Media room and family rumpus with wool carpet & an open plan living and dining
- Stunning kitchen with soft close cabinetry, 20mm Caesarstone benchtops, large kitchen island and breakfast bar, walk-in pantry and quality appliances
- Four spacious bedrooms, all with wool carpet and built-in or walk-in robes
- Contemporary family bathroom and ensuite with floating vanities, soft close cabinetry, 20mm Caesarstone benchtops and a built-in bath to the main bathroom
- Daikin ducted air conditioning throughout the home with 8 separate zones
- Undercover rear alfresco with triple set cornices, outdoor lighting and a gas bayonet
- Double attached garage with internal access, dual side gate access and a 9sqm double door garden shed
- Continuous gas hot water, Opticomm NBN connection and town gas

### Outgoings:

Council Rates: \$2,694.37 approx. per annum

Rental Returns: \$780 approx. per week

Step into this beautifully built 2018 Coral Homes property in Chisholm, where modern family living meets comfort and style. Nestled in a prime location, you're just minutes from the newly approved Chisholm shopping village and a short drive to Green Hills Shopping Centre. The convenience extends to nearby quality schools like St Bede's Catholic College and St Aloysius Catholic Primary School, making life easier for growing families.

From the moment you arrive, the home's street appeal is undeniable. Lush green grass and established hedges frame the front yard, while the attached double garage offers internal access, providing practical convenience.

As you approach the timber and glass feature front door, you're welcomed into a wide entryway that sets the tone for this spacious home. The combination of tiles, laminate flooring, and plush wool carpet, paired with LED downlights, adds a modern yet cosy vibe throughout.

The master suite, positioned at the front of the house, offers a tranquil retreat. A large window overlooks the front yard, and the walk-in robe ensures ample storage. The ensuite is luxuriously appointed with a floating vanity with soft close cabinetry, topped with a 20mm Caesarstone benchtop, a WC and a spacious shower. It's your private sanctuary after a long day.

A little further down the hall, the media room provides the perfect spot for family movie nights. Bathed in natural light from the large window and featuring soft wool carpet, it's a cosy space to unwind.

Moving into the heart of the home, the open-plan kitchen, living, and dining areas boast distinct zones that flow effortlessly together, ensuring there's plenty of room for everyone. Dual sets of sliding glass doors invite you to the alfresco, seamlessly blending indoor and outdoor living.

The kitchen is a dream for any home chef, with sleek 20mm Caesarstone benchtops atop soft-close cabinetry, and a grey subway tile splashback. A large island, featuring a breakfast bar and dual sink, takes centre stage, complemented by a 900mm Technika oven with a 5-burner gas stove and a Bosch dishwasher. A walk-in pantry with ample storage completes this stunning space.

In the family bedroom wing, three additional bedrooms feature built-in robes and wool carpet, providing comfort and privacy. The nearby bathroom mirrors the luxurious finishes of the ensuite, with a floating vanity with soft close drawers and a 20mm Caesarstone benchtop, a built-in bath, and a separate WC for added convenience.

A rumpus room, also in the family bedroom wing, offers a versatile space perfect for a kids' play area or a home office, whilst the nearby laundry, filled with natural light, features glass sliding doors with easy access to the yard.

Step outside to the undercover alfresco area, perfect for year round entertaining. Complete with outdoor lighting, a gas bayonet, and triple cornices, this space overlooks the fully fenced grassed yard, offering plenty of room for the kids or pets to run around. Dual side access, including a double gate large enough for a boat or caravan, adds to the outdoor appeal, along with a 9sqm double door garden shed and a water tank.

With additional features like Opticomm NBN connection, continuous gas hot water, town gas, and a Daikin 8-zone ducted air conditioning system, this home delivers both comfort and modern living.

This beautifully presented family home is ready for you to move in and make it your own. 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 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep
- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College
- Surrounded by quality homes in a family-friendly community with plenty of parks and walking tracks within easy reach
- An easy 15 minute drive to Maitland CBD or a short drive to the charming village of Morpeth, offering boutique shopping and cafes
- 40 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

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