

9 Ivey Avenue, North Rothbury, NSW, 2335



House For Sale

Thursday, 26 September 2024

9 Ivey Avenue, North Rothbury, NSW, 2335

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Ben Moore

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High Style, Low Maintenance: A New Vision of Home

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The Agent Loves

"This is such a perfect home to accommodate a growing family. Set in a wonderful location only minutes to local shops, schools and public transport, it is brimming with endless future growth and expansion."

The Location

North Rothbury is a serene countryside suburb that offers residents the best of both worlds - stunning views of rolling hills and vineyards, while still conveniently located close to daily amenities, the Hunter Expressway and transport links. Whether you're looking to unwind with a glass of wine, explore the great outdoors, or simply enjoy the tranquillity of rural living, North Rothbury has something for everyone.

Huntlee - 4 min (3.3km)

Maitland - 30 min (27.4km)

Stockland Green Hills - 31 min (41.2km)

Newcastle - 57 min (59.1km)

The Snapshot

This modern double-storey family haven has been designed to effortlessly cater to evolving lifestyles. Featuring five generously sized bedrooms and three expansive living areas, it promises ample space for everyone. The heart of this residence extends outdoors to an undercover entertaining area, complemented by a backyard perfect for quiet moments and family gatherings. Whether raising a young family or transitioning through life's various stages, 9 Ivey Avenue is a dynamic living environment to adapt to your needs.

The Home

Contemporary sophistication resides at this stunning 2022-built residence where every detail has been meticulously crafted for comfortable, stylish living. Set on a 480 sqm block, this brick and Colorbond roofed two-storey home represents modern design and family-friendly convenience.

Step inside to an atmosphere where high ceilings, quality carpet and elegant tiled flooring lay the foundation for a lifestyle of ease and beauty. The neutral colour palette throughout the home enhances the sense of space and light, providing a blank canvas to personalise with your decorative touch.

This home is thoughtfully laid out with multiple living zones spread across its two levels, ensuring everyone in the family has their own retreat. The upper floor features a cosy lounge area, ideal for quiet afternoons with a book or a moment of solitude. This space opens to a charming balcony with serene semi-rural views, inviting you to unwind in the open air.

The hub of the home on the ground floor boasts an expansive open-plan arrangement that includes the kitchen, dining and lounge areas, bathed in natural light.

The kitchen is a masterpiece of modern design, equipped with stone benchtops, Smeg appliances, soft-closing drawers and a walk-in pantry. The breakfast bar seating adds a social element to the space, making it a hub for conversation.

Here, life flows seamlessly from indoors to out, with two sets of glass sliding doors connecting to the covered alfresco area, perfect for entertaining and relaxing while overlooking the well-maintained lawns and gardens.

Accommodation includes five large bedrooms, each fitted with built-in robes and plush carpeting for comfort. The master suite is complete with a spacious walk-in wardrobe and a stylish ensuite, providing a private sanctuary for the heads of

the household. The home also features a main bathroom with a shower, bath and vanity, plus an additional third bathroom to cater to busy moments.

Practicalities are covered with a double-car garage, internal laundry, a Daikin ducted air conditioning system for year-round comfort, and an alarm system for peace of mind.

At 9 Ivey Avenue, you'll find a versatile home ready to grow with your family through every stage of life.

SMS 9Ive to 0428 166 755 for a link to the online property brochure.