

# 92 Rigby Drive, North Rothbury, NSW 2335

## House For Sale

Wednesday, 3 July 2024

92 Rigby Drive, North Rothbury, NSW 2335

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Brand new Allworth Home luxuriously appointed throughout.- Living areas including open plan living/dining, a rumpus and a media room.- Kitchen with 40mm Caesarstone benchtops, a waterfall island bench with a breakfast bar, soft close cabinetry, a butler's pantry, gas cooking, plus Omega appliances.- Four bedrooms, all with built-in robes, the master with a walk-in robe.- Bathroom and ensuite including floating vanities, and showers with built-in recesses, with a built-in bathtub in the main.- Premium carpet and floor tiles, 2.7m ceilings, LED downlighting and a fresh neutral paint palette throughout.- Rinnai 2 zone ducted air conditioning throughout, plus ceiling fans in the bedrooms.- 3 phase power, instant gas hot water, plus a Bosch alarm system and Bticino intercom.- Covered alfresco area with non-slip tiles, LED outdoor lighting, a gas bayonet, plus a grassed lawn. - Attached double car garage with internal access, plus dual side access to the yard.

Outgoings: Council Rates: \$1,316 approx. per annum  
Rental Return: \$750 approx. per week

Offering a rare chance to enjoy that new home feeling without the wait, we introduce 92 Rigby Drive to the market, ready for one lucky new family to move in and enjoy straight away. Set in the newly formed Huntlee Estate, this exceptional Allworth built home is perfectly positioned with parklands and local shopping options within easy reach. In addition, you'll find all the attractions and gourmet delights of the Hunter Valley Vineyards just 20 minutes from home, and the Hunter Expressway close by, connecting you to Newcastle and Lake Macquarie with ease. Built in 2023 with a contemporary mix of Brick Hebel and a Colorbond roof this home boasts plenty of curb appeal. In addition, there is a spacious front porch and a large driveway leading to the attached double garage that offers internal access to the home. Stepping inside reveals the home's stylish interior, with 2.7 metre high ceilings, premium tiles, LED downlights, Rinnai ducted air conditioning, and a neutral paint palette throughout. There are four bedrooms for all the family, with the master suite thoughtfully placed at the entrance to the home. Here you will find plush carpet flooring, a ceiling fan, a large walk-in robe and a luxury ensuite. A further three bedrooms are tucked away behind a hallway at the rear of the home, all enjoying the cosy feel of premium carpet underfoot, built-in robes and ceiling fans for additional comfort. Located along the hall is the main family bathroom, featuring a floating vanity with soft close cabinetry, a shower with a built-in recess and a built-in bathtub. The well considered design provides ample living space for the family to enjoy including a dedicated media room located along the hall, with cosy carpet flooring adding an extra level of comfort, and a rumpus room set in the bedroom wing at the rear of the home. The generously sized open plan living, dining and kitchen area enjoys an abundance of natural light from the surrounding windows and glass sliding door leading to the yard, delivering the ideal space to relax with family and entertain guests. Overlooking this living area is the pristine kitchen, boasting quality inclusions such as 40mm Caesarstone benchtops, a waterfall island bench with a breakfast bar, soft close cabinetry, a dual sink, a subway tiled splashback and a spacious butlers pantry. Completing this gourmet kitchen are quality Omega appliances including a dishwasher, a 900mm oven and integrated microwave and a 5 burner gas cooktop. A glass sliding door in the living area provides a seamless connection between the indoor/outdoor living spaces. Step outside to find a covered alfresco area complete with non-slip tiles, LED outdoor lighting, plus a gas bayonet, offering the perfect space to cook, dine and relax outdoors. The grassed backyard provides an ideal space for the kids and pets to play, with dual side access a handy bonus. Packed with added extras, this exquisite home also includes a Rinnai 2 zone ducted air conditioning system, 3 phase power, instant gas hot water, plus a Bosch alarm system and Bticino intercom for your peace of mind. Why build when you can enjoy your luxurious new home without the wait! With a large amount of interest anticipated, 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 family friendly region with local parklands, shopping and dining options to enjoy.- A short 20 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could need.- Moments to the Hunter expressway, connecting you to Newcastle and Lake Macquarie with ease.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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