

# 11 Acmena Street, Gillieston Heights, NSW, 2321

## House For Sale

Monday, 14 October 2024

11 Acmena Street, Gillieston Heights, NSW, 2321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## ULTIMATE LUXURY IN GILLIESTON HEIGHTS!

### Property Highlights:

- Spacious family home with all the bells and whistles in a prime location.
- Media room, dedicated home office and a large open plan living and dining room.
- Modern kitchen with soft close cabinetry, 20mm Caesarstone benchtops, a Technika oven and stainless steel rangehood, walk-in pantry and subway tile splashback.
- Four bedrooms, all with carpet, ceiling fans and built-in robes, a walk-in to the master.
- Contemporary bathroom and ensuite, with floating vanities, soft close cabinetry, 20mm Caesarstone benchtops, Caroma basins and built-in baths.
- Daikin ducted air conditioning throughout the home with 4 separate zones.
- 2.5m ceilings, LED downlights, premium floor tiles and plantation shutters.
- Merbau timber deck in front and rear, with LED downlights and power outlets.
- Double attached garage with internal access and enough height for a ute.
- 13.3kW solar system, three garden sheds, electric hot water and NBN fibre to the premises.

### Outgoings:

Council rates: \$2,388 approx. per annum

Water rates: \$818.67 approx. per annum

Rental Return: \$750 approx. per week

Nestled in the family friendly neighbourhood of Gillieston Heights, this stunning Coral Homes build from 2017 is the perfect blend of modern living and convenience, just waiting for your family to make it your new home.

Situated in a prime location, this home is just minutes from local shops and lovely parklands. Maitland's CBD is a short 10 minute drive, perfect for everyday convenience, while the Hunter Valley vineyards are only 25 minutes away, offering weekend getaways among renowned wineries. For those craving city life or beach adventures, Newcastle is within a 45 minute drive, making this location ideal for balancing rural charm with easy city access.

With its rendered brick construction and sleek Colorbond roof, the property exudes street appeal, sitting proudly amidst lush green grass and landscaped gardens. A wide driveway leads you to the attached double garage and the stylish Merbau timber front deck, complete with built-in seating adds to the warm welcome.

As you step through the extra wide entryway with its impressive timber and mirrored door, the home's spacious design immediately captivates you. High 2.5m ceilings create an airy feel, and the polished Alto Ash porcelain tiles glisten under the warm LED downlights, complemented by sleek black s-fold sheer curtains and plantation shutters throughout. The updated fans and mirrored tinted windows at the front of the home add both style and function, helping to keep things cool and private.

At the front of the house, the master bedroom offers a serene retreat. Natural light bathes the space through the large glass louvre windows overlooking the front yard. Thoughtfully designed, it features a wood ceiling fan, a VJ panelled wall feature, and convenient bedside power outlets with USB ports. The massive mirror leads you into the spacious walk-in robe, just opposite the luxurious ensuite. Here, you'll find a built-in bath, twin Caroma basins set on a floating vanity with a 20mm Caesarstone benchtop, a large shower, and a separate WC, creating a private sanctuary to unwind in.

Towards the back of the home, the open-plan kitchen, living, and dining areas are the heart of the property. The dining area is set under a stylish pendant light, perfect for family meals, while the expansive lounge space provides plenty of room to relax. Dual glass stacker doors seamlessly connect the indoor living areas to the large Merbau timber deck outside, where you can enjoy alfresco dining or simply watch the kids and pets run free in the fully fenced backyard.

The kitchen is a chef's dream, featuring soft-close cabinetry topped with sleek 20mm Caesarstone benchtops. A double

sink provides convenience, while the Technika oven, four-burner electric cooktop, stainless steel range hood, and Omega dishwasher make meal prep effortless. There's plumbing for the fridge, ensuring modern practicality and the subway tile splashback adds a stylish touch. Completing the space is a large walk-in pantry, offering plenty of storage for all your kitchen essentials.

The family bedroom wing is tucked away for privacy and includes three light filled rooms, each with premium carpet, ceiling fans, and built-in robes. This area also houses the main bathroom, which features a built-in bath, a large shower, and a floating vanity with soft-close cabinetry, topped with a sleek 20mm Caesarstone benchtop.

For those working from home, the dedicated study offers built-in cabinetry, recessed shelving, and multiple power and data outlets, the perfect space for productivity. And when it's time to relax, the carpeted media room is the perfect spot to cuddle up with popcorn for a family movie night. Its generous size provides ample room for comfortable seating, ensuring cosy evenings together.

Outdoors, you'll be pleased to find a large Merbau timber deck complete with LED downlights, and power access, perfect for outdoor dining and relaxation. The large, grassed yard provides plenty of room for sunbathing, playing, or even adding a vegetable garden bed. It's fully fenced for peace of mind, with a 3000L water tank and garden shed neatly tucked away to the side.

Practicality hasn't been forgotten, with a separate laundry that includes a broom cupboard, a sink, and a 20mm Caesarstone benchtop. The double garage is more than spacious enough for utes or larger cars and offers convenient internal access to the home.

Additional features in this wonderful home include a powerful 13.3kW solar system, NBN fibre to the premises, an electric hot water system, and ducted Daikin air conditioning with 4 zones, ensuring year round comfort.

Visit the property webbook for more details: <https://tinyurl.com/11AcmenaSt>