

11 Garrison Street, Chisholm, NSW, 2322

House For Sale

Tuesday, 5 November 2024

11 Garrison Street, Chisholm, NSW, 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

ELEGANT FAMILY LIVING IN A PRIME LOCATION!

Property Highlights:

- Stunning Allworth family home built in 2024, in the perfect haven of Chisholm.
- Media room, study nook with built-in cabinetry and large open plan living and dining.
- Luxury kitchen with soft close cabinetry, 20mm Alpine Mist Caesarstone benchtops, a waterfall island and breakfast bar, a dual undermount sink, quality Omega appliances and a walk-in pantry.
- Four generous bedrooms, all with plush carpet and built-in or walk-in robes.
- Chic family bathroom and ensuite featuring floating vanities with 20mm Caesarstone benchtops, soft close cabinetry, floor to ceiling tiles, wall sconce lights & a freestanding bath in the main.
- Rinnai ducted air conditioning throughout the home with 2 separate zones.
- 2.55m ceilings, extra tall windows and doors, ornate cornicing, LED downlights, upgraded fittings, roller blinds and sheer curtains throughout.
- Rear undercover alfresco with gas bayonet, quality outdoor tiles, ceiling fan and downlights.
- Triple attached garage with internal access plus drive through double gate side access to the yard.
- Instant gas hot water, 3000L water tank, town gas, three phase power, Bticino security and intercom system, Bosch alarm system, and Opticomm internet.

Outgoings:

Council Rates: \$2,200 approx. per annum

Rental Return: \$860 approx. per week

This absolutely stunning 2024 Allworth Homes build captures the essence of family living with every detail thoughtfully designed.

Positioned in the ever popular suburb of Chisholm, you're moments away from St Aloysius Catholic Primary and St Bede's Catholic College. Families can enjoy weekends exploring the nearby parklands and peaceful lagoons, while the convenience of the upcoming shopping village and easy access to Green Hills Shopping Centre and Maitland's vibrant dining scene make everyday life a breeze.

With lush lawns and thoughtfully landscaped gardens, this home's street appeal is undeniable. The upgraded blonde PHG Rockhampton brick façade and SurfMist Colorbond roof combine style with function, providing a modern look and heat control. A triple garage with electric doors, classic coach lights, and high-quality outdoor tiles on the front porch complete the welcoming entry.

Through the feature timber and glass front door, the home's wide entryway greets you with an impressive pendant light, setting the tone for the quality found throughout. High 2.55m ceilings, tall doors, and windows fill the spaces with light and sophistication, while upgraded ornate cornicing adds a timeless touch. Every room is carefully finished, featuring roller blinds, sheer curtains, upgraded taps, handles, and fittings, as well as premium carpets with upgraded luxury underlay in all carpeted areas. LED downlights throughout complete the home's refined look.

At the front of the home, the media room offers a versatile space for relaxed entertaining or cosy movie nights, with large windows overlooking the front yard, plush carpeting, and elegant floor to ceiling sheer curtains. Nearby, a built-in study nook provides a functional workspace with soft-close cabinetry and a benchtop desk, tucked neatly into the hallway.

Moving into the open plan heart of the home, you'll find a beautifully designed kitchen, living, and dining area, all set on durable hybrid flooring and framed by soft, floor-to-ceiling sheer curtains, with ample natural light throughout the space.

The kitchen is a true centrepiece, combining style and functionality with 20mm Caesarstone benchtops, including a striking waterfall edge in Alpine Mist on the island and a breakfast bar. Soft close cabinetry offers ample storage, while the herringbone tile splashback adds a timeless touch. Cooking is made easy with an Omega 900mm oven, five-burner

stovetop, and integrated rangehood, complemented by an Omega dishwasher. The well organised walk-in pantry flows conveniently into the laundry, which mirrors the kitchen's finishes and includes soft-close cabinetry ensuring every detail is thoughtfully designed for seamless living.

The bedroom wing offers three beautifully appointed family bedrooms, each with built-in robes and soft carpeting underfoot. One of these rooms features elegant floor to ceiling sheer curtains, creating a warm, inviting atmosphere.

Nearby, the family bathroom serves as a luxurious retreat with a floating vanity topped by a 20mm Caesarstone benchtop, floor to ceiling tiles, a rain shower head, and a large freestanding bath with its own niche highlighted by lovely wall sconces.

Also found in this wing, the master bedroom awaits as a spacious, private retreat. Large windows overlook the front yard, and floor to ceiling sheer curtains add a touch of elegance. A generous walk-in robe provides ample storage, while the ensuite mirrors the luxury of the family bathroom, complete with a floating vanity topped with a 20mm Caesarstone benchtop, a rain shower, floor to ceiling tiles, and upgraded fittings, creating a serene escape at the end of a long day.

Stepping out to the alfresco area through the living room, you'll find an entertainer's dream complete with LED downlights, a ceiling fan, and high quality, non-slip outdoor tiles for easy maintenance. Fitted with a gas bayonet, water connection, and power outlet, this space is primed for outdoor cooking and gatherings.

The fully fenced backyard is an ideal haven for kids and pets, with lush grass and established gardens. Double gate drive through access from Annaliese Street and concreted side paths make the backyard as functional as it is beautiful, and there is even room for a pool if desired (subject to Council approval).

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