

13 Lewis St, Greta, NSW, 2334

House For Sale

Wednesday, 15 January 2025

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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CONTEMPORARY DESIGN MEETS FAMILY COMFORT!

Property Highlights:

- A 2021 built Hudson Homes residence packed with premium inclusions throughout
- Spacious living areas including open plan living and dining, a rumpus room and a study
- Four bedrooms, three with built-in robes, the main with a walk-in
- Sparkling gourmet kitchen including 20mm Caesarstone benchtops, a kitchen island with a breakfast bar and pendant lighting, soft close cabinetry, plus quality Westinghouse appliances
- Luxurious main bathroom and ensuite, both including floating vanities and showers with recesses, plus a freestanding bath and a separate WC to the main
- LED downlights, roller blinds, plus quality tile and carpet flooring throughout
- 6 zone Rinnai ducted air conditioning, plus matte black ceiling fans
- Covered alfresco area with non-slip tiles, LED downlights, a ceiling fan and outdoor power access
- Large fully fenced grassed yard with established gardens and a 3350L water tank
- 10kW solar system, NBN fibre to the premises, plus a Bosch security system
- Attached double garage with internal access, plus double gated drive through access from Branxton Street.

Outgoings:

Council Rates: \$2,060 approx. per annum

Water Rates: \$827.64 approx. per annum

Rental Return: \$700 approx. per week

Set in the suburb of Greta, this modern 2021 Hudson Homes build is a stunning example of contemporary design and family living. Thoughtfully crafted, it offers stylish features and a layout designed for comfort and ease.

Offering the best of both worlds, this ideal location is just 15 minutes from the Hunter Valley's renowned vineyards, and with the Hunter Expressway just moments away, Newcastle's vibrant city life and beaches are both within easy reach. Local conveniences, schools, and parklands complete the idyllic setting for this beautiful home.

From the moment you arrive, the neatly manicured front lawn and inviting entryway set the tone for what lies within. Inside, the attention to detail is clear, with LED downlights, matte black ceiling fans, and a sophisticated neutral palette. The Rinnai 6 zone ducted air conditioning system ensures comfort year round, while the attached double garage provides seamless internal access.

The open plan living and dining area is a true centrepiece of the home. Tiled floors and a gas point for cosy winters make it the perfect gathering space, while a glass sliding door invites the outdoors in, leading to the alfresco area. The adjoining kitchen is a chef's dream, with 20mm Caesarstone benchtops, a window splashback, soft close cabinetry with a sleek matte black finish, and quality Westinghouse appliances, including a 900mm oven, a 4 burner cooktop, a dishwasher and a built-in microwave. The island bench, complete with a dual undermount sink, a breakfast bar, and pendant lighting, provides the ideal spot for casual meals or entertaining.

A cosy rumpus room offers a versatile retreat, whether for family movie nights or a quiet escape. For those who work or study from home, the thoughtfully designed study nook features a built-in wall-to-wall desk, blending productivity with style.

The master bedroom, located at the front of the home, is a sanctuary in itself. Security shutters ensure privacy and comfort, while the walk-in robe and ensuite with a shower and floating vanity add a touch of luxury. Three additional bedrooms, all with plush carpet flooring and mirrored built-in robes are perfectly positioned for family living.

The main bathroom echoes the home's sophisticated design, featuring a shower and a freestanding bath, both with built-in recesses, a separate WC, and a floating vanity.

Step outside to the covered alfresco area, where non-slip tiles, LED downlights, outdoor power access, retractable blinds, and a ceiling fan create the perfect space for family BBQs and relaxation. The expansive fully fenced yard, complete with established gardens, offers plenty of room for children and pets to play, with convenient double-gated access to Branxton Street.

Extras abound, including a 10kW solar system, a 3350L water tank, NBN fibre to the premises, and a Bosch security system, ensuring comfort, efficiency, and peace of mind.

This stunning Greta home perfectly balances modern living with lifestyle convenience. Don't miss your chance to make it yours. With a large amount of interest expected, 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 short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!
- 50 minute drive to Newcastle's city lights and pristine beaches
- 25 minutes to Maitland's heritage CBD and riverside Levee precinct, offering all the services, retail and dining options you could ask for
- A short drive 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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