

1494 Paterson Rd, Duns Creek, NSW, 2321

House For Sale

Tuesday, 12 November 2024

1494 Paterson Rd, Duns Creek, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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IDYLLIC COUNTRY ESCAPE IN DUNS CREEK!

Property Highlights:

- Spacious family home on a peaceful rural block of land with so much versatility.
- Formal lounge with a combustion fireplace and gas bayonet, plus a combined kitchen/dining room with direct access to the alfresco.
- Light filled kitchen with 40mm benchtops, a breakfast bar, dual sink and a built-in pantry, subway tile splashback, plus quality appliances.
- Four generous bedrooms, all with carpet, ceiling fans and built-in or walk-in robes.
- Family bathroom with a built-in corner bath, plus a master ensuite with a walk-in shower.
- Home office and workshop with a ceiling fan, a separate WC & dual glass sliding doors.
- Split system air conditioning in the office and the dining room.
- Complete roof restoration, updated plumbing, water harvesting, pipe work and gutters, windows recently tinted, freshly painted, updated electrical and LED downlights.
- Undercover front patio with retractable blinds and large rear undercover alfresco with a gas bayonet.
- Rear shed which fits 8 cars, with a sink, outdoor PowerPoints and a separate sub board, plus a 4 car carport.
- Bottled LPG gas, heat pump hot water system, 70,000L water tank, BioCycle septic system, fixed NBN wireless and plenty of new and updated fixtures.

Outgoings:

Council Rate: \$2,492 approx. per annum

Rental Return: \$950 approx. per week

This idyllic country escape, owner built in 1999, invites you to enjoy the tranquillity of Duns Creek. Surrounded by serene rural views, this property embodies peace and country charm.

Located within Dunns Creek, this rural haven is perfectly positioned for both privacy and convenience. You'll relish the quiet of countryside living, yet be just five minutes from the historic village of Paterson. A short 20 minute drive places you in the heart of Maitland, with access to dining, shopping, and essential services.

As you pass through double gates and travel the long driveway lined with trees, the lush green frontage and large, tiled front porch with retractable blinds welcome you home, setting the tone for the lifestyle within.

Stepping inside, a wide entryway adorned with ornate timber fretwork leads you into a freshly painted, light-filled home. The open and inviting layout flows beautifully, with a formal lounge just to your left, featuring plush carpet, a Nectre combustion fireplace, and large windows showcasing the picturesque front yard. LED downlights and a gas bayonet complete the ambiance, making it perfect for both entertaining friends and relaxing with family.

In the heart of the home, the kitchen and dining area is bright and practical, with light streaming through large windows and split system air conditioning for year round comfort. The kitchen boasts a 40mm benchtop with a convenient breakfast bar, a dual sink, a stylish subway tile splashback, and a built-in pantry for ample storage. Quality Westinghouse appliances, including an oven, microwave, integrated rangehood, and a 5-burner gas stove, make this a chef's delight and the dishwasher ensures easy clean up. A sliding glass door connects the space to the expansive alfresco area, perfect for effortless indoor-outdoor entertaining.

The bedroom wing offers a peaceful retreat for the family. The master suite comes complete with carpet flooring, LED downlights, and a ceiling fan for additional comfort. You will also find dual glass doors to the outdoors, and a large walk-through robe, leading to a private ensuite featuring a walk-in shower, a spacious vanity, and a WC.

Three additional family bedrooms each have ceiling fans, built-in robes, curtains in two rooms, and plenty of space for comfort. The family bathroom, with its corner bath, updated tapware, large vanity, shower and WC, is perfect for a

bustling household.

Outside, the enormous tiled undercover alfresco area spans the width of the house, creating an ideal setting for gatherings or quiet mornings. This inviting space looks out over a sprawling backyard, which boasts lush green grass, established trees, and room for chickens, vegetable patches, or even an orchard. With so much room, the kids and pets will delight in running wild.

For those working from home, the converted attached double garage offers a flexible space that includes a ceiling fan, Daikin split system air conditioning, and dual glass doors to the front patio. With its own WC, it's perfect for a home business or a dedicated study area.

A highlight of the property is the extensive garaging and shedding options. The back shed is wired and ready for use, with five manual roller doors, outdoor power points, and room to fit up to eight cars. A 4 car carport, with two spaces tall enough to accommodate a caravan, ensures ample storage for all your needs.

The property's practical features enhance its rural charm, including bottled LPG gas, a heat pump hot water system, and a massive 70,000L water tank. A BioCycle septic system and fixed wireless NBN provide self-sufficiency and connectivity, while recent updates like tinted windows, new guttering, downpipes, whirlybirds, and a new pump and water system ensure both comfort and functionality.

With its seamless blend of rural tranquillity, family comfort, and essential amenities, this Dunns Creek property is a rare and inviting retreat that promises a truly idyllic country lifestyle. 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;

- Within 5 minutes of the township of Paterson
- Located within a 20 minute drive to Maitland or Raymond Terrace offering a vast range of retail, dining and entertainment options
- 40 minutes to Newcastle Airport
- 1 hour to Newcastle CBD and beaches
- Less than 1 hour to the pristine shores of Port Stephens

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

Visit the property webbook for more details: <https://tinyurl.com/1494PatersonRd>