

# 18 Ardennes Circuit, Gillieston Heights, NSW, 2321

## House For Sale

Tuesday, 14 January 2025

18 Ardennes Circuit, Gillieston Heights, NSW, 2321

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 576 m2

Type: House



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## RENTAL RETURN \$1,090 PER WEEK!

### Property Highlights:

- Plenty of potential with this modern dual key in a prime location
- Both homes feature an open plan living and dining with direct outdoor access
- Modern kitchens with soft close cabinetry, 20mm Caesarstone benchtops, built-in pantries and quality appliances
- Three bedrooms in number 18, the main with a walk-in robe and ensuite, with two bedrooms in 18A, all with built-in robes and ceiling fans
- Family bathroom in both homes, number 18 with a built-in bath and 18A with a laundry
- Mitsubishi split system air conditioning in both living rooms
- Both with an undercover rear alfresco with LED downlight and gas bayonet
- Single attached garage to both, 18 with internal access
- 3000L water tank, instant gas hot water and NBN fibre to the premises

### Outgoings:

Council Rates: \$2,908 approx. per annum

Water Rates: \$827.64 approx. per annum

Rental Return: \$1,090 approx. per week

Nestled in a suburb renowned for its convenient location, this brick and tile dual key offers a unique opportunity for multigenerational families or smart investors. Perfectly positioned to enjoy the best of the Hunter region, you'll appreciate easy access to local shopping and nearby parklands. With Maitland's historic charm just a 10 minute drive away and both Newcastle and the Hunter Valley wine country close enough for weekend escapes, this property combines both lifestyle and location.

Step into Number 18, where a landscaped front garden and lush green lawn create a welcoming entrance. Inside, the main bedroom is positioned at the front, enjoying a lovely view across the yard. Carpeted for comfort and complete with vertical blinds, a ceiling fan with a light, and a walk-in robe, this space also boasts its own ensuite with a shower, vanity, and toilet.

Two additional bedrooms, each with mirrored built-in robes, ceiling fans, carpet, and vertical blinds, are perfect for children or a home office. The family bathroom, located near the additional bedrooms, is both functional and stylish, featuring a built-in bath, shower, vanity, and WC.

At the rear of the home, the open plan living, dining, and kitchen area form the heart of the property. Tiled for ease of maintenance, this light filled space features LED downlights, vertical blinds, and a Mitsubishi split system air conditioner to keep you comfortable year round. A sliding glass door leads out to an undercover alfresco area, complete with an LED downlight and gas bayonet, offering an ideal spot for outdoor dining or relaxation.

The kitchen is a standout with its 20mm Caesarstone benchtops, soft close cabinetry, and a convenient breakfast bar. Thoughtfully designed, it includes a dual sink, a built-in pantry, a subway tile splashback, and quality Westinghouse appliances, including a 4-burner gas stove, integrated rangehood, and Inalto dishwasher.

Outside, the fully fenced grassy yard provides ample space for kids or pets to play, while the 3000L water tank adds an eco-conscious touch. Completing the home is a single attached garage with internal access, alongside modern conveniences like NBN fibre to the premises and instant gas hot water.

Next door, Number 18A mirrors its counterpart with the same thoughtful layout and quality inclusions. Two well proportioned carpeted bedrooms include mirrored built-in robes, ceiling fans with lights, and vertical blinds. The main bathroom, cleverly integrated with the laundry, features a shower, vanity, and WC.

The tiled open plan living and dining area is both practical and inviting, boasting LED downlights, a Mitsubishi split system air conditioner, and a sliding glass door opening to the alfresco. The kitchen matches the high standards, with 20mm Caesarstone benchtops, soft-close cabinetry, a built-in pantry, and a subway tile splashback, as well as a Westinghouse oven and 4 burner gas stove, integrated rangehood, and an Inalto dishwasher.

Outside, the fully fenced yard offers privacy and functionality, as does the single attached garage. Modern essentials like NBN fibre to the premises, 3000L water tank, and instant gas hot water are also included.

This impressive dual key offers the perfect blend of flexibility and opportunity, whether for multigenerational living or investment. 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 a moment's drive to the local shopping complex featuring an IGA, and an assortment of services for your daily needs
- Surrounded by quality homes in a family-friendly community
- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home
- 10 minute drive to Kurri Kurri and Maitland's heritage CBD
- A short drive to the Hunter Expressway, connecting you to all the sights and delights of the Hunter Valley, or the shores of Lake Macquarie with ease

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

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