

224 Settlers Boulevard, Chisholm, NSW, 2322

House For Sale

Friday, 3 January 2025

224 Settlers Boulevard, Chisholm, NSW, 2322

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

IMPECCABLY DESIGNED FAMILY HOME WITH ALL THE EXTRAS!

Property Highlights:

- Custom built 2022 Allworth Home with high end inclusions in sought after Chisholm
- Open plan kitchen, living and dining, plus a media room and a kid's rumpus
- Luxury kitchen with 20mm Caesarstone benchtops, waterfall kitchen island, breakfast bar, soft close shaker style cabinetry, a farmhouse sink, quality appliances throughout, plus a large butler's pantry with matching fixtures
- Four bedrooms with plush carpet and ceiling fans, the master with a freestanding electric fireplace, three bedrooms with walk-in robes, the other with a built-in
- Stylish family bathroom and two ensuites, all with floor to ceiling tiles, large showers with recesses, 20mm Caesarstone benchtops and a freestanding bath in the main
- 20kW Daikin ducted air conditioning throughout the home with 4 different zones
- LED downlights, ornate cornicing, sheer curtains and shutters throughout
- Rear undercover alfresco with a ceiling fan, LED downlights and gas bayonet
- Attached double garage with internal access, an exposed aggregate driveway, plus an electric side gate with room for the boat or van and a single shed with single phase power in the backyard
- 3000L water tank, instant gas hot water, three-phase power, Opticomm internet, Bticino intercom system and security cameras

Outgoings:

Council Rates: \$2,804 approx. per annum

Rental Return: \$850 approx. per week

Custom built by Allworth Homes in 2022, this property offers the ultimate in family living with high end inclusions and thoughtful design throughout, with nothing for you to do but move in and relax.

Nestled in the sought after suburb of Chisholm, this home boasts an enviable location. Families will love the proximity to St Aloysius Catholic Primary and St Bede's Catholic College, as well as nearby parklands, lagoons, and the convenience of future shopping facilities. Easy access to Green Hills Shopping Centre and Maitland's vibrant CBD ensures lifestyle needs are fully catered for.

From the moment you arrive, this home's modern lines, brick and Colorbond construction, and lush green lawn create an inviting first impression. The exposed aggregate driveway leads to an attached double garage with internal access, while an electric side gate reveals additional parking for your boat or caravan.

Step through the striking custom front door into a wide entryway, where ornate cornices and LED downlights set a tone of understated elegance. Shutters, paired with a neutral palette, allow natural light to flow through the home, creating a sense of openness and warmth.

At the front of the house, the master bedroom is a private retreat with large windows overlooking the manicured front yard. The room features plush carpet flooring, a matte black ceiling fan, floor to ceiling sheer curtains, and a freestanding electric fireplace for added luxury. The spacious walk-in robe is beautifully appointed, while the ensuite exudes sophistication with floor to ceiling tiles, a floating twin vanity with soft close shaker style cabinetry topped with a 20mm Caesarstone benchtop, matte black hardware, and a shower boasting dual and rain shower heads, plus a herringbone tile splashback in the recessed niche.

The family bedroom wing offers three additional bedrooms, all thoughtfully designed for comfort. The rear bedroom is a standout with its generous size, walk-in robe, and private ensuite featuring floor to ceiling tiles, a floating vanity with soft close shaker cabinetry, a 20mm Caesarstone benchtop, matte black hardware, and a large shower with dual rain heads and a herringbone tile splashback.

One of the others offers a walk-in robe, while the fourth includes a built-in robe. All three family bedrooms are carpeted and equipped with matte black ceiling fans. A nearby rumpus room, complete with carpeted floors, a matte black ceiling fan, and a gas bayonet, provides the perfect kids' retreat.

The family bathroom is equally impressive, featuring floor to ceiling tiles, a floating vanity with soft close shaker style cabinetry and a 20mm Caesarstone benchtop, a freestanding bath, and a shower with dual and rain shower heads, complemented by a herringbone tile splashback in the recessed niche.

At the heart of the home, the kitchen is both a showpiece and a functional hub, thoughtfully designed with families and entertainers in mind. Its soft close shaker style cabinetry pairs perfectly with 20mm Caesarstone benchtops, including a striking waterfall island and breakfast bar illuminated by pendant lights. A Turner Hastings farmhouse sink adds a touch of classic charm, complemented by matte black hardware and a sleek subway tile splashback. Cooking is effortless with the 900mm oven, five-burner gas stove, integrated Omega microwave, and rangehood, while the Omega dishwasher ensures easy clean up. The adjoining butler's pantry, featuring matching cabinetry, benchtops, sink, and splashback, adds extra storage and preparation space, keeping the kitchen streamlined and clutter free.

The open plan living and dining area provides the perfect space to gather with family and guests, with sliding door access to the alfresco for seamless indoor/outdoor living.

The media room, tucked behind dual cavity sliding doors, is the perfect spot for family movie nights. Soft carpet and a matte black ceiling fan make this space as cosy as it is functional.

The laundry makes chores a pleasure, with soft close cabinetry, 20mm granite benchtops, and a subway tile splashback. Direct outdoor access and abundant storage ensure practicality.

Visit the property webbook for more details: <https://tinyurl.com/224SettlersBlvd>