

32 Forest Drive, Chisholm, NSW, 2322

House For Sale

Friday, 1 November 2024

32 Forest Drive, Chisholm, NSW, 2322

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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A UNIQUE FAMILY HAVEN WITH ROOM TO GROW!

Property Highlights:

- Spacious family home on an enormous 8100 sqm block of land in an established pocket of Chisholm.
- Formal lounge and open plan living and dining, with additional meals area.
- Tasmanian oak kitchen with 40mm benchtops, a dual sink, glass display cabinet, matte black ceiling fan and a new Westinghouse oven and new dishwasher.
- Four large bedrooms with carpet, ceiling fans, curtains and built-in or walk-in robes.
- 3-way family bathroom with a built-in bath, plus a master bedroom ensuite.
- New split system air conditioning in the lounge room and new ceiling fans throughout.
- Soaring ceilings, freshly painted, exposed timber beams and western cedar panelled ceilings.
- Large undercover entertaining area and a lovely outdoor area off the living room.
- Huge yard with a new Colorbond fence, established veggie gardens and a sand pit.
- Double attached garage plus a double carport and a garden shed.
- Three phase power, electric hot water, transpiration septic and a 15,000L water tank.

Outgoings:

Council Rate: \$3,636 approx. per annum

Rental Return: \$800 approx. per week

Welcome to the epitome of family friendly living! This owner built gem sits on a huge 8100sqm block in the highly sought after neighbourhood of old Chisholm. Set amongst towering trees and lush, expansive lawns, this stunning home is where timeless charm meets modern convenience.

Offering the best of both worlds, this incredible property offers a semi-rural feel, yet you're just a short drive from Green Hills Shopping Centre, Maitland's CBD, and the Hunter Valley's wine region.

Step inside to discover a grand entryway revealing freshly painted interiors and new vinyl floorboards underfoot. Soaring raked ceilings with exposed timber beams and a unique western cedar panelled ceiling add warmth and character, creating an inviting, spacious feel. Throughout the home, new ceiling fans and a newly installed split system air conditioner keep things comfortable year round.

In the formal lounge, an exposed brick wall houses an original wood burner fireplace, perfect for cosy nights in, while a sliding door opens to the outdoors, enhancing the indoor-outdoor flow. A matte black ceiling fan, a wall lamp, and curtains complete this room's sophisticated look, and a Mitsubishi split system ensures comfort across all seasons.

The open-plan kitchen, living, and dining area embodies relaxed family living with raked ceilings and walls of glass framing views of the lush yard. Enjoy your morning coffee in the meals area, surrounded by windows, which offers a seamless indoor-outdoor experience.

The kitchen is a blend of style and functionality, featuring beautiful Tasmanian oak cabinetry with 40mm benchtops and a convenient breakfast bar, perfect for casual family gatherings. Enjoy views of the yard from every angle, with large glass windows letting in plenty of light. A new Westinghouse oven, EVERHOT four-burner gas stove, Westinghouse range hood, and a new dishwasher ensure you're well equipped for any culinary task. A dual sink and a corner glass display cabinet add a touch of character, while vinyl flooring and a matte black ceiling fan complete this inviting space.

The bedroom wing offers privacy and comfort, with three carpeted family bedrooms, each with ceiling fans, built-in robes, and curtains, all boasting the character of painted brick walls. The master bedroom is a true retreat, featuring a walk-in robe, an ensuite with shower, vanity, and toilet, a ceiling fan, and wall lights.

The family bathroom offers a practical three-way design with a vanity, separate WC, and a shower as well as a built-in

bath, catering to everyone's needs. Nearby, a spacious laundry provides access to a separate outdoor entertaining area.

Outdoors, the second alfresco area, off the living room, offers sweeping views of the landscaped yard and mountain backdrop, perfect for entertaining or unwinding. The grounds are a haven of natural beauty, with established gardens, beautiful Australian native trees, a sandpit for the kids, veggie patches, and ample lawn for outdoor activities. A massive 15,000L underground water tank, a garden shed, and new Colorbond fencing add practicality to this picturesque setting.

Additional features in this beautiful home include electric hot water, three-phase power, updated electrical at the metre box, a transpiration septic system and the convenience of town water.

Experience the best of family living in a home designed for comfort, space, and a lifestyle embraced by nature. 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;

- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining, and entertainment options right at your doorstep
- A short drive to quality local schooling including St Bede's Catholic College and St Aloysius Catholic Primary
- 15 minutes to Maitland CBD and the Levee riverside precinct
- A short drive to the charming village of Morpeth, offering boutique shopping, gourmet providers, and coffee that draws a crowd
- 35 minutes to the city lights and beautiful beaches of Newcastle, or the gourmet delights of the Hunter Valley Vineyards

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

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