

33 Laurie Dr, Raworth, NSW, 2321

House For Sale

Tuesday, 12 November 2024

33 Laurie Dr, Raworth, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

EMBRACE EFFORTLESS LIVING IN THIS FAMILY HOME!

Property Highlights:

- A cleverly designed and spacious family home on a beautifully landscaped block.
- Light filled open plan kitchen, living and dining plus a dedicated media room.
- Luxurious kitchen with 40mm Caesarstone benchtops, waterfall kitchen island, breakfast bar, dual sink, pendant lighting, a walk-in pantry, a stunning splashback, plumbing for the fridge, plus quality appliances including a new dishwasher.
- Four generous bedrooms, with new carpet, ceiling fans and built-in or walk-in robes, two with direct sliding door access to the alfresco.
- Contemporary family bathroom with a separate WC and built-in bath, plus a master ensuite with another separate WC and a vanity with a 20mm Caesarstone benchtop.
- Undercover alfresco with non-slip tiles, LED downlights, plus a gas bayonet overlooking a fully fenced and beautifully landscaped backyard with a garden shed.
- Double attached garage with internal access plus drive through side access to the yard.
- Instant gas hot water, three-phase power, town gas and NBN fibre to the premises.

Outgoings:

Council Rates: \$2,240 approx. per annum

Water Rates: \$827.64 approx. per annum

Rental Returns: \$760 approx. per week

Nestled in the heart of Raworth, this beautifully crafted 2010 McDonald Jones Monte Carlo home brings the charm of a quiet, family friendly suburb close to Maitland, with all the conveniences of modern living within reach.

Just a short drive to Maitland CBD, 40 minutes to Newcastle, and 30 minutes to the scenic Hunter Valley vineyards, this location offers a seamless blend of peace and accessibility. Nearby Morpeth Village entices with boutique shops and cafés, while Green Hills Shopping Centre, only 10 minutes away, makes everyday errands a breeze.

Upon arrival, this home's clean lines and lovely street appeal are enhanced by freshly painted eaves and downpipes, manicured hedges, and lush green grass. A sturdy brick exterior with a Colorbond roof, all on a True Core Steel frame, promises enduring quality and strength.

Step inside, where a wide entryway awaits, complete with elegant ornate cornices and a wall recess under an LED downlight, ideal for displaying artwork. The entry and living spaces have been freshly painted, setting a welcoming tone as you enter the spacious, light-filled open-plan kitchen, living, and dining area. Floating floorboards, LED downlights, and a gas bayonet create an inviting atmosphere here, while glass stacker doors open onto the alfresco, seamlessly blurring the lines between indoor and outdoor living.

The kitchen is a chef's delight, featuring expansive 40mm Caesarstone benchtops with a waterfall edge on the island bench that includes a breakfast bar, illuminated by stylish pendant lighting. A 900mm Omega oven with a five-burner gas cooktop, a rangehood, and a one year old LG dishwasher bring functionality and flair, while the frosted glass door reveals a spacious walk-in pantry. With plenty of bench space, a dual sink, and convenient plumbing for the fridge, this kitchen is designed for easy family gatherings.

Tucked off the main living area, the media room is a haven of comfort with new carpet, and a ceiling fan for additional comfort. This cosy retreat, accessed through cavity sliding doors, offers a peaceful space to relax, enhanced by lovely windows overlooking the front yard.

The well appointed bedroom wing features plush new carpet throughout. The master suite boasts glass stacker doors with security screens leading to the alfresco, allowing gentle breezes to flow in. This retreat includes a twin walk-in robe,

a ceiling fan with light, and a luxurious ensuite complete with a large shower, a separate WC, and a floating twin vanity with a 20mm Caesarstone benchtop.

The additional bedrooms each have built-in robes and roller blinds, two featuring ceiling fans with lights, ensuring every family member enjoys comfort and privacy. One family bedroom even offers sliding door access to the alfresco, perfect for guests or a teenager seeking a touch of independence.

The main bathroom mirrors the ensuite's high quality finishes with a floating vanity topped with a 20mm Caesarstone benchtop, a separate WC, a built-in bath, and a large shower.

Step outside to the inviting undercover alfresco area, equipped with non-slip tiles, LED downlights, and a gas bayonet for seamless outdoor entertaining. Beyond, the fully fenced yard features vibrant, Buffalo grass that has been carefully maintained, creating a welcoming space for children and pets. A freshly painted retaining wall frames the yard with lush magnolia trees and fragrant gardenias, while a handy garden shed adds extra storage.

Practicality abounds with dual side access, including one extra wide drive through gate to the backyard, and an attached double garage with convenient internal access. The property also includes three-phase power, town gas, an instant gas hot water system, and NBN fibre to the premises, ensuring all modern needs are covered.

This Raworth gem invites you to discover its thoughtful features and timeless charm, making it the perfect family sanctuary. 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 within an easy 5 minute drive of the lovely Morpeth Village, boasting a range of cafes, boutique shopping and restaurants
- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options right at your doorstep
- An easy 15 minute drive to Maitland CBD for all your everyday needs
- 40 minutes to the city lights and sights of Newcastle
- 30 minutes to the gourmet delights of the Hunter Valley Vineyards

Visit the property webbook for more details: <https://tinyurl.com/33LaurieDr>