

# 4 Bluestreak Way, Chisholm, NSW, 2322

## House For Sale

Thursday, 28 November 2024

4 Bluestreak Way, Chisholm, NSW, 2322

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## SPACE, STYLE AND CONVENIENCE FOR THE MODERN FAMILY!

### Property Highlights:

- A spacious family home with room to grow, in a prime Chisholm location
- Formal lounge and dining, dedicated media room and large open plan kitchen, living and dining with a combustion fireplace and sliding doors to the alfresco
- Stunning kitchen with 30mm Caesarstone benchtops, a large waterfall island and a breakfast bar, a dual undermount sink, a built-in pantry, a subway tile splashback, pendant lighting, and quality appliances
- Four generous bedrooms, all with carpet flooring, ceiling fans and built-in or walk-in robes
- Contemporary family bathroom with a built-in tub and separate WC, plus an ensuite
- 16kW ducted air conditioning with 4 zones
- Undercover alfresco with a pitched ceiling, outdoor powerpoints and a ceiling fan
- Fully fenced grass yard with an updated retaining wall and brand new fencing
- Double attached garage with internal access and a repainted and resealed driveway
- 13.36kW solar system with 38 panels and a 10kW Fronius inverter, three phase power, town gas and instant gas hot water, Opticomm internet and Rheem water temperature control

### Outgoings:

Council Rates: \$2,348 approx. per annum

Water Rates: \$827.64 approx. per annum

Rental Return: \$800 approx. per week

Set in a highly sought after neighbourhood, this impressive GJ Gardner home offers everything you could want in a family residence, delivering space, style, and modern convenience in equal measure.

Ideally located, you'll find St Aloysius Catholic Primary, St Bede's Catholic College, local parklands, and the upcoming shopping village, just moments away. Further afield you'll find the city lights and beaches of Newcastle an easy 40 minute drive, and the gourmet offerings of the Hunter Valley just 35 minutes away, connecting you to the best of the region with ease.

The street appeal of this home is undeniable, with its brick and Colorbond construction and a freshly repainted and resealed driveway leading to the double garage with internal access. The lush, manicured lawn and immaculate presentation create a welcoming first impression that sets the tone for what's to come.

Stepping through the timber and glass front door, you're greeted by a wide, light filled entryway with 2.5m ceilings and freshly painted walls in a neutral palette, ready for you to make your own.

At the front of the house, the spacious master bedroom is a private retreat with large windows overlooking the front yard. This ideal retreat includes a ceiling fan, his and her walk-in robes and a luxurious ensuite featuring a twin vanity, a large mirror, and a generous shower with dual and rain showerheads.

Just across the hall, the formal lounge and dining room provide an elegant space for entertaining, complete with plush carpet and ceiling fans, plus both sheer and roller blinds for privacy and style.

The heart of the home lies in the open plan kitchen, living, and dining areas. Tiled floors, LED downlights, and a ceiling fan create a practical yet inviting setting, complemented by a charming EVG combustion fireplace for cosy nights. Glass sliding doors lead out to the undercover alfresco, where a pitched ceiling, ceiling fan, outdoor power points, and a freshly sealed floor make this the perfect spot to entertain.

The kitchen itself is a chef's delight, boasting 30mm Caesarstone benchtops, with a waterfall edge on the island bench, a breakfast bar, a dual undermount sink, a built-in pantry, and a pale blue subway tile splashback. Quality appliances,

including a DeLonghi 900mm oven with a five-burner gas cooktop, a Blanco rangehood, and a Smeg dishwasher, complete the space.

The media room, accessed through dual doors in the living room, offers the ultimate cinematic experience with fully blacked out walls, carpet, and roller blinds. Just bring the popcorn!

Meanwhile, the family bedroom wing provides three generously sized rooms, each with built-in robes, carpet, and ceiling fans. These rooms share a well appointed bathroom with a built-in bath, a shower with a rain showerhead, and a separate WC.

Outside, the fully fenced yard features an updated retaining wall, lush grass, and brand new fencing, creating a lovely spacious area for kids and pets to enjoy.

This fabulous home is packed with modern features, including a 13.36kW solar system with 38 panels and a 10kW Fronius inverter, three phase power, instant gas hot water, and Rheem water temperature control. Opticomm internet and town gas add to the convenience, while ducted air conditioning with 4 zones provides personalised climate control.

This stunning home in Chisholm is a rare find, combining a superb location, modern comforts, and timeless family appeal. 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;

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

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

Disclaimer:

All information contained herein is gathered from sources we deem reliable.

Visit the property webbook for more details: <https://tinyurl.com/4BluestreakWay>