

44 Ardennes Circuit, Gillieston Heights, NSW, 2321

House For Sale

Saturday, 16 November 2024

44 Ardennes Circuit, Gillieston Heights, NSW, 2321

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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MODERN LIVING MEETS ULTIMATE CONVENIENCE!

Property Highlights:

- A spacious designed family home set in a top location
- Four bedrooms, three with built-in robes, the main bedroom with a walk-in
- Large open plan kitchen, living and dining area with direct access to the alfresco
- Gourmet kitchen with 20mm Caesarstone benchtops, soft close cabinetry, a dual sink, a breakfast bar, subway tile splashback, a built-in pantry, gas cooking and quality appliances
- Well appointed ensuite and main bathroom with a built-in bathtub
- Quality tile and carpet flooring, vertical blinds on the windows and a neutral paint palette throughout
- Split system air conditioning and a gas bayonet in the living area, plus ceiling fans throughout
- Covered alfresco area with LED downlights and a gas bayonet
- Instant gas hot water plus NBN fibre to the premises
- Fully fenced grassed backyard with a 3000L water storage tank
- Attached double garage with internal access

Outgoings:

Council Rate: \$2,476 approx. per annum

Water Rate: \$827.64 approx. per annum

Rental Return: \$700 approx. per week

Welcome home to this beautifully presented brick and tile family residence in Gillieston Heights. Set in a suburb known for its convenient location, this property is perfectly positioned to enjoy the best of the Hunter region.

With access to local schooling, a newly developed local shopping complex, and nearby parks, this ideally located home delivers all your everyday needs within easy reach. Maitland's charming heritage centre is only a 10 minute drive away, while the vibrant city of Newcastle and the Hunter Valley's gourmet wine country are easily accessible for weekend adventures.

As you approach, a driveway leads to an attached double garage with internal access, with a well-maintained garden and a grassed lawn adding to the warm welcome. Stepping inside, you'll find an appealing neutral paint palette and sleek tile flooring that sets a calm and inviting tone.

To the front of the home, you'll find the master bedroom, a peaceful retreat with plush carpet, a ceiling fan, and a large window overlooking the front garden. This serene space includes a walk-in robe and a private ensuite, complete with a vanity, shower, and a WC.

Three additional bedrooms are spread thoughtfully throughout the home, each offering cosy carpeting, built-in robes, ceiling fans, and vertical blinds for comfort and privacy. The main bathroom services these rooms, featuring a shower, a vanity and a built-in bath, ideal for family living.

At the heart of the home is an expansive living and dining area. This open-plan space is designed with the family in mind, featuring easy-care tiled floors, vertical blinds, and ambient LED downlighting. A Daikin split system air conditioner keeps the area comfortable year-round, and a gas point adds flexibility for the cooler seasons.

The kitchen is a chef's dream, with 20mm Caesarstone benchtops, a stylish subway tile splashback, a handy breakfast bar, and a built-in pantry. Quality Westinghouse appliances, including a 4-burner gas stove, an oven and an integrated rangehood, plus a Dishlex dishwasher, make meal preparation a breeze, while soft-close cabinetry adds a touch of luxury.

A glass sliding door opens from the living area to an undercover alfresco, perfect for entertaining. With LED downlights and a gas bayonet for easy BBQ setup, this outdoor space extends effortlessly to the large, fully fenced yard, which

includes a 3000L water tank to keep the lawn lush and green.

With NBN fibre to the premises and an instantaneous gas hot water system, this home is designed for convenience.

If you're looking for a family home that offers style, comfort, and convenience, this Gillieston Heights property is a must-see. Ready to move in and enjoy, it's the perfect place to call home. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay 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
- 15 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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