

65 Water St, Greta, NSW, 2334

House For Sale

Saturday, 14 September 2024

65 Water St, Greta, NSW, 2334

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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SPACIOUS FAMILY LIVING ON A BEAUTIFUL SEMI RURAL BLOCK!

Property Highlights:

- Custom built two story family home on a spacious 2831 sqm block with a semi rural feel.
- Open plan living and dining with direct alfresco access plus an upstairs living.
- Kitchen with a breakfast bar, 40mm benchtops, soft close drawers, a dual sink, quality appliances and a built-in pantry.
- Four generous bedrooms, 2 upstairs and 2 down, two with built-in robes and the master with a walk-in robe.
- Bathroom with a walk-in shower and a freestanding bath, plus an ensuite with a shower recess, both with matte black hardware.
- Split system air conditioning in both living rooms and the master, plus ceiling fans.
- Hardwood timber flooring, roller and vertical blinds and LED downlights throughout.
- Front patio plus a large timber deck alfresco with a matte black ceiling fan and TV bracket overlooking the stunning backyard.
- Long driveway leading to a 4 car carport and double garage with its own power.
- 6kW solar system, security screen front door, pump out septic and bottled gas.

Outgoings:

Council Rates: \$1,770.04 approx. per annum

Water Rates: \$818.67 approx. per annum

Rental Return: \$800 approx. per week

Nestled in the charming township of Greta, this stunning two story family home offers a perfect blend of semi-rural tranquility and modern convenience. Custom built in 2001, it sits on a beautiful block surrounded by mature trees, offering plenty of space and privacy.

With the Hunter Valley's world-famous vineyards just a 15 minute drive away, and Newcastle accessible in under an hour via the nearby Hunter Valley Expressway, this home delivers the best of both rural serenity and city convenience. Whether you're entertaining friends, relaxing with family, or enjoying the peaceful surroundings, this home offers a lifestyle like no other.

As you arrive, the long, winding driveway leads you through a landscaped front yard, past lush gardens and open grass areas. The home's brick and Colorbond exterior is complemented by an inviting wide concrete patio, an ideal spot to enjoy your morning coffee while admiring the peaceful surroundings.

Step inside, and you're greeted by a wide, light filled entryway with a mix of tiles, carpet, and glossy hardwood timber floorboards that flow throughout. Roller blinds and vertical blinds offer a choice of privacy and light control, while LED downlights create a warm, welcoming ambiance.

Moving straight into the open-plan kitchen, living, and dining area, you'll find two matte black ceiling fans and a Mitsubishi split-system air conditioner ensuring comfort year round. The Regency combustion fireplace, surrounded by tiles, adds a cosy touch, perfect for winter evenings. Glass sliding doors seamlessly connect the living area to the alfresco space outside, inviting natural light and a sense of openness.

The kitchen is a chef's dream, with soft-close drawers topped by sleek 40mm benchtops, a breakfast bar, and a built-in pantry for ample storage. High quality appliances, including an ASKO oven, Omega five-burner gas stovetop, Whirlpool range hood, and LG dishwasher, combine functionality with style. Matte black hardware enhances the dual sink, giving the kitchen a modern edge while maintaining its light and airy feel.

The master bedroom, located downstairs, offers a peaceful retreat. With beautiful views of the front yard, soft carpet underfoot, and a matte black ceiling fan, this room is all about comfort. A Daikin split-system air conditioner ensures you'll sleep in comfort through all seasons, while the walk-in robe provides plenty of space to store your belongings. The

ensuite features a floating vanity, a shower recess and matte black hardware.

Another family bedroom is conveniently located on this level, complete with floorboards, a ceiling fan, and a lovely view of the front garden, making it ideal for family or guests.

The main bathroom, also downstairs, showcases a modern design with its luxurious freestanding bath and walk-in shower featuring matte black hardware and a built-in recess. A floating vanity with a ceramic benchtop and a separate WC complete this stylish space, offering both functionality and a sleek finish.

Heading upstairs, you'll find two more family bedrooms, each with stunning treetop views, pitched ceilings, and ceiling fans. Both of these rooms are carpeted and have mirrored built-in robes, creating a comfortable feel for each space.

The formal lounge, located upstairs, is perfect for a second living area. This expansive, tiled room, with its pitched ceiling and large windows, offers plenty of room for relaxation or activities. It comes equipped with a ceiling fan, Daikin split-system air conditioning, and TV brackets, making it an ideal retreat for the kids or a quiet space for the whole family to enjoy.

The outdoor living space is equally impressive, with a large undercover alfresco area featuring a matte black ceiling fan, timber decking, and a TV bracket, making it a great spot to entertain while taking in the serene views of the expansive, grassed backyard.

This private oasis offers plenty of room for vegetable gardens, a chook run, or simply for kids and pets to run free. With three side access points, a raised fire pit area, and an abundance of trees, gardens, and hedges, the fully fenced yard provides endless possibilities.

For storage, a 4 car carport leads to a separate double garage, complete with its own plumbed fridge and power board. A garden shed offers extra space for tools or equipment. Practicality is ensured with NBN fibre to the premises, a 6kW solar system, a gas bottle for the stove, electric hot water, and a pump-out septic system.

With its ideal balance of space, comfort, and convenience, this home offers the perfect opportunity to embrace a semi-rural lifestyle while staying connected to everything the Hunter Valley and Newcastle have to offer. 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;

- A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world class events, right at your doorstep!
- 50 minute drive to Newcastle's city lights and pristine beaches.
- 25 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct, offering all the services, retail and dining options you could ask for.
- Moments to the Hunter Expressway, connecting you to Newcastle, and Lake Macquarie with ease.

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

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