

1/26 Lord Howe Drive, Ashtonfield, NSW, 2323



Unit For Sale

Friday, 13 December 2024

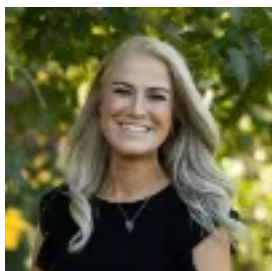
1/26 Lord Howe Drive, Ashtonfield, NSW, 2323

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Katherine Taranto

Pristinely Presented

Recently renovated throughout, this move-in ready unit is awaiting its new owner. It's private yet prime location is ideal for those seeking convenience and practicality. Located only 5 minutes to Greenhills shopping precinct, 7 minutes to Public and Private Hospitals, 4 minutes to Hunter Valley Grammer School this property will suit all categories of buyers.

Step into this beautifully upgraded 3-bedroom home where every detail has been meticulously crafted to provide comfort, convenience, and modern elegance. With a host of brand-new features, this property is ready for you to move in and enjoy the easy life.

Highlights of the Home:

- State-of-the-Art Kitchen
- Brand-new appliances, including a built-in oven with 14 functions (self-cleaning, air fry, rotisserie) and a cool-to-touch oven door.
- Dishwasher with 6 wash programs, Wi-Fi connectivity, automatic door opening, and excellent energy and water ratings (4-star energy, 5-star water).
- Sleek induction cooktop for rapid heating and intuitive controls.
- Modern slide-out rangehood with concealed controls and easy-clean filters.
- Stylish DecoGlaze glass splashback and Caesarstone benchtops with a breakfast bar.
- Double tub sink with a gooseneck mixer featuring dual spray modes.
- Thoughtful details: stainless steel roll mat, solid timber cutting board, and soft-close drawers for ample pantry and storage space.
- Comfortable and Energy-Efficient Living Spaces
- New power outlets, including USB-A and USB-C connectivity in the kitchen.
- Freshly painted interiors complemented by new carpets throughout, including inside wardrobes.
- Modern light fixtures in the living area and bedrooms, each with Wi-Fi remote control, variable dimming, adjustable color temperature, and fan modes like comfort sleep and breeze.

Bathroom Upgrades:

- Renovated bathroom with a sleek new shower screen, two different shower heads, bathtub with swivel spout, soft-close vanity drawers, and a mirrored cabinet with a power outlet.
- New matt black tapware, fixtures, and a light fixture featuring a fan and heat functions.
- Separate Modern toilet suite with integrated exhaust and updated lighting.

Additional Features:

- New air conditioning unit in the living area.
- Stylish new tiles in the kitchen, bathroom, and toilet.
- New blinds and down lights in the patio and sensor-activated downlights for at the front of the property.
- Renovated laundry with a brand-new trough and cabinet.

This home offers the perfect blend of style and functionality, making it ideal for families, an investor expanding their property portfolio, or anyone seeking a low-maintenance modern lifestyle with all the bells and whistles.

- Strata Fees - approx \$856.08 per quarter
- Council - approx \$441.50 per quarter
- Water - approx \$299.29 per quarter

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.