

# 22A Reedling Road, Chisholm, NSW, 2322

## Unit For Sale

Tuesday, 14 January 2025

22A Reedling Road, Chisholm, NSW, 2322

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## STYLISH DUPLEX PERFECT FOR FAMILIES OR INVESTORS!

### Property highlights:

- Spacious duplex home with modern touches and a private yard
- Media room plus open plan living and dining with direct alfresco access
- Luxurious kitchen with soft close cabinetry, 20mm Caesarstone benchtops, breakfast bar, walk-in pantry and quality Artusi appliances
- Three bedrooms, all with plush carpet, ceiling fans and built-in robes
- Family bathroom and ensuite both featuring showers with built-in recesses, vanities with soft close cabinetry, 20mm Caesarstone benchtops and above counter basins, plus a freestanding bath in the main
- Ducted air conditioning, ceiling fans and instant gas hot water
- Soaring 2.7m ceiling, LED downlights and roller blinds throughout
- Undercover front patio, plus rear alfresco, with a gas bayonet and downlights
- Fully fenced grassed yard with 3000L water storage tank
- Single attached garage with internal access

### Outgoings:

Council Rate: \$2,255.48 approx. per annum

Rental Returns: \$670 approx. per week

In one of the region's most desirable areas, this brand-new duplex home delivers the perfect blend of privacy, modern design, and exceptional functionality. Ideal for families or investors, this property is set apart by high fences that provide total seclusion, enhancing its overall appeal.

Positioned in the sought-after suburb of Chisholm, this ideally located home enjoys easy access to parklands and quality schools, including St Aloysius Catholic Primary and St Bede's College. Everyday conveniences are close at hand with Green Hills Shopping Centre and Maitland's centre a short drive away, while Newcastle's city and beaches are just 40 minutes by car.

From the street, this home exudes charm and style with a combination of brick and Weatherboard, complemented by a durable Colorbond roof. Manicured green lawns and landscaped gardens set the tone, while the welcoming front porch provides the perfect spot to enjoy your morning coffee.

Inside, the home is fresh and contemporary, featuring 2.7m high ceilings, roller blinds, and ducted air conditioning throughout.

Stepping inside, a tiled media room greets you, offering a versatile space that could easily serve as a home office or a cosy retreat. Large windows bring in natural light and provide a calming outlook over the front yard.

Moving further in, the open plan living, dining, and kitchen becomes the heart of the home. This spacious area features tiled floors, a gas point for heating, and seamless access to the covered alfresco space via glass sliding doors. The outdoor entertaining area is ready for year-round enjoyment, complete with a gas connection, double waterproof power points, and LED downlights.

The kitchen is a chef's delight, boasting soft-close cabinetry, a breakfast bar with pendant lighting, and stunning 20mm Caesarstone benchtops. A subway tile splashback and dual sink add to the style and functionality, while high-quality Artusi appliances, including a four-burner gas cooktop, integrated rangehood, oven, and dishwasher, complete the space. The walk-in pantry provides ample storage, and water connection to the fridge ensures convenience.

The main bedroom offers a peaceful retreat, featuring plush carpet, a ceiling fan, and a mirrored built-in robe. The ensuite is elegantly finished with a shower niche and a vanity with soft-close cabinetry topped with a 20mm Caesarstone

benchtop and an above-counter basin.

Two additional family bedrooms are designed for comfort with plush carpet, ceiling fans, and mirrored built-in robes, as well as easy access to the main bathroom, which includes a freestanding bath, a shower, and a vanity finished with a matching Caesarstone top and soft-close cabinetry.

Outside, the backyard is a highlight, offering a fantastic tree-lined outlook. The property is equipped with a 3000L water tank, while the entire area is fenced for added privacy and peace of mind. Parking is effortless with an attached single garage providing internal access to the home.

Additional features include instant gas hot water, NBN fibre to the premises, and a security screen front door, ensuring comfort and convenience are built into every aspect of this home.

This impressive duplex presents a rare opportunity in a high-demand location, offering versatility, privacy, and modern living at its finest.

Contact the team at Clarke & Co Estate Agents today to secure your inspection.

Why you'll love where you live;

- Located just 10 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home
- Within minutes of quality schooling options including, St Aloysius Primary and St Bede's College
- An easy 20 minute drive to Maitland CBD and riverside Levee precinct
- 10 minutes to the charming village of Morpeth, offering boutique shopping and cafes
- 40 minutes to the city lights and sights of Newcastle
- 35 minutes to the gourmet delights of the Hunter Valley Vineyards

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

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