

# 11 Musgrave Avenue, Maitland Vale, NSW 2320

## House For Sale

Saturday, 4 May 2024

11 Musgrave Avenue, Maitland Vale, NSW 2320

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 2060 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Grand two story home with luxury features, generous spaces and spectacular views for miles. - Light filled open plan living room, home theatre, fantastic home office and upstairs lounge. - Contemporary kitchen with 40mm Caesarstone benchtops, quality Artusi appliances, including a 900mm oven with 5 burner gas stove and built-in microwave, dual undermount sink, 2 drawer dishwasher and a huge butler's pantry with all the trimmings. - Three spacious family bedrooms and the master suite upstairs, all with plush carpet, three with walk-in robes, the other with a built-in, one with access to an outdoor verandah. - Stylish ensuite and family bathroom, with floor to ceiling tiles, bathtubs, large showers with recesses and rain shower heads, twin sinks and separate WCs, plus an additional powder room. - Actron ducted air conditioning with separate zones for upstairs and downstairs. - Quality tiles and plush carpet, roller blinds, and downlights throughout. - Spectacular undercover alfresco with a state of the art outdoor kitchen, with a built-in Everdure BBQ, Caesarstone benchtop, undermount sink and a built-in fridge, LED downlights and quality non-slip tiles. - Luxury pool area with an inground mineral heated concrete and tile pool with spa jets and a fountain feature, frameless glass fencing and a paved area.- Spacious grassed yard which wraps around the home and extends into the rear and your very own putting green! - A wide driveway leading to an attached triple garage with internal access. - Solar system, instant gas hot water, bottled gas for the stove and a 4000L water tank. Outgoings: Council rates: \$3,096 approx. per annum Water rates: \$825.42 approx. per annum Rental Return: \$1,000 approx. per week Step into the lap of luxury with this stunning 2021 MOJO home, designed to impress with its expansive rooms and high-end fittings. This residence offers a unique blend of style and comfort, perfect for those who appreciate quality living. With breathtaking rural views as far as the eye can see and an entertainer's dream layout, this home is a showstopper from the moment you arrive. Ideally located in the picturesque suburb of Maitland Vale, this home is a mere 15-minute drive from the heart of Maitland's heritage CBD and the established suburb of Rutherford, providing all the retail, services, dining, and recreational options you could ask for. A 30-minute drive takes you to the renowned Hunter Valley Vineyards, while the vibrant city of Newcastle is only a 50-minute commute away. Enjoy easy access to the best of what the region has to offer. Sitting proudly on a lovely street, this home's commanding presence is complemented by beautiful landscaping and lush green grass. A wide driveway and striking timber steps lead you to the front door and triple attached garage with internal access, while the gorgeous front patio with downlights and tiles offers stunning views of the surrounding landscape. Step through the stylish timber and glass front door into the extra-large, tiled entry foyer. This gorgeous home boasts quality tiles and plush carpet throughout, with roller blinds, modern downlights, and square set cornices throughout downstairs enhancing the contemporary aesthetic. Located at the front of this cleverly designed home, the extra-large home office features plush carpet and large windows, making it an ideal workspace with plenty of natural light. This room rivals any corner office and is perfect for those working from home. Just down the hallway, and accessible through sliding doors, the media room is spacious and features plush carpet, delivering the ideal space for movie nights or cosy relaxation. The open plan kitchen, living, and dining area are bathed in natural light, thanks to expansive windows and large glass stacker doors at the rear of the home. The space is adorned with high-quality tiles and offers sweeping views of the rolling countryside, making it the perfect setting for entertaining or relaxing. The sleek and contemporary kitchen includes a 40mm Caesarstone benchtop and breakfast bar, with pendant lighting overhead, as well as an Artusi 900mm oven and 5 burner gas stove. An Artusi built-in microwave and dual Clark undermount sink provide convenience, while a 2-drawer dishwasher and soft-close cabinetry enhance the modern aesthetic. Additional features include a window splashback, plumbing for the fridge, and a butler's pantry with its own window splashback and undermount sink. The gorgeous sleeping areas are located upstairs and are all very spacious and well appointed. The master bedroom is exceptionally large, with plush carpet, twin walk-in robes, and an ensuite featuring a rain shower head and a recess, floor to ceiling tiles, a freestanding tub, and twin above mount basins on a Caesarstone benchtop with soft close cabinetry. The second bedroom offers a generous walk-in robe, while bedroom three has a mirrored built-in robe and stunning views. The final bedroom includes a walk-through robe and sliding door access to the outdoor verandah with spectacular views. Also located upstairs is a spacious living room boasting plush carpet and ample space, ideal for a games room, kids' playroom, or parent's retreat. An additional alcove could serve as a perfect home study area for children. The main family bathroom features a shower with a rain shower head and custom recess, a built-in bath, and a vanity with a 20mm Caesarstone benchtop, dual above mount basins and soft close cabinetry, as well as a separate WC. This amazing home also boasts a generously sized laundry and additional powder room downstairs, along with a Solar system, instant gas hot water, gas

bottles for the stove, and ActronAir ducted air conditioning with separate zones for upstairs and downstairs. A 4000L water tank adds extra convenience. An entertainer's paradise awaits when you step through the large glass stacker doors in the living room, to find the undercover alfresco area with LED downlights and non-slip tiles. The dream outdoor kitchen includes a built-in Everdure BBQ with a 60mm Caesarstone benchtop, an undermount sink, and a built-in fridge plus panoramic views, including a bird's eye view of the Maitland New Year's Eve fireworks, right from the comfort of home! Head down the stairs to the pool yard, where you will discover an in-ground concrete and tile mineral pool with spa jets, a fountain feature, heating, and frameless glass fencing. Relax on the paved area overlooking the breathtaking views, perfect for sunbathing and unwinding. Summer entertaining never looked so good! The extensive yard includes a putting green area and spacious grass that wraps around the home and behind the pool area, with plenty of room for kids and pets to run free. Charming post and rail fencing add to the aesthetic appeal. A stunning residence of this calibre, set on such an enviable lifestyle block is sure to draw a large volume of interest from a broad range of buyers. 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; - 15 minutes to Rutherford, with a range of schools, homemaker centres, 3 major supermarkets, sporting fields, bowling clubs, pubs, restaurants etc...- 15 minutes to Maitland's heritage CBD and the revitalised Levee riverside precinct. - 50 minutes to Newcastle CBD & beautiful beaches. - 30 minutes to the Hunter Valley Vineyards.- 45 minutes to Newcastle Airport. - 1 hour to the pristine shores of Port Stephens. \*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections.