

30 Moran Parkway, North Rothbury, NSW 2335

House For Sale

Friday, 10 May 2024

30 Moran Parkway, North Rothbury, NSW 2335

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1500 m2

Type: House



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PROPERTY PREVIEW

- A cleverly designed home, with all the bells and whistles, in a peaceful location.- Three generous living spaces, with a media room and study area, both with built-in cabinetry, and a huge open plan living and dining room bathed in natural light.- A luxurious kitchen with huge 40mm Caesarstone waterfall benchtops and breakfast bar, soft close cabinetry, a dual sink with mixer tap, white herringbone tiled splashbacks, timber look overhead cabinetry, a 900mm Westinghouse oven with 5 burner gas stove and rangehood, dishwasher and massive butler's pantry with built-in Hisense fridge, 20mm Caesarstone benchtop, Clark sink and built-in cabinetry.- Five generous bedrooms, all with plush carpet and large windows, two with built-in robes and three with walk-in robes, the master with sliding doors to the alfresco. - Contemporary bathroom spaces with a beautifully appointed ensuite, family bathroom, powder room and laundry, all with Caesarstone benchtops, soft close cabinetry, floating vanities and above counter basins.- Daikin ducted air conditioning throughout the home with 5 separate zones.- Soaring 2.7m ceilings, LED downlights and floating floorboards throughout. - Undercover front patio and huge rear alfresco with 3 industrial MARTEC ceiling fans.- Double attached garage with internal and rear access, plus dual side gate access.- Rinnai instant gas hot water and NBN connected to the premises.Outgoings:Council Rates: \$1,732 approx. per annumRental Return: \$850 approx. per weekDiscover the ultimate sanctuary in this custom-designed home, nestled in a peaceful semi-rural setting. Thoughtfully crafted to cater to every aspect of family living, this exquisite property offers a wealth of space for everyone to find their own private haven.Located just minutes from the celebrated Hunter Valley Vineyards and an hour from Newcastle's vibrant city centre and stunning coastline, this home combines the charm of country living with the convenience of urban amenities. Whether you seek a relaxing retreat or an adventure-filled weekend, you'll be ideally positioned for both. Set behind lush green lawns and an easy-care front yard, the home presents a welcoming entrance with an undercover front patio. Non-slip tiles and LED lights enhance the ambiance, ensuring a safe and stylish approach to the home. Additionally, a wide driveway leads to an attached double garage with internal and external access, complemented by dual gated side access. Step inside through the extra-wide entryway, greeted by the elegance of a recessed ceiling and 2.7m high ceilings throughout. LED downlights illuminate the space, showcasing the floating floorboards that add warmth and continuity to the living spaces. Equipped with a Rinnai instant gas hot water system, NBN connectivity, and a Daikin ducted air conditioning system with 5 zones, this home ensures modern comfort throughout.There are a number of places to unwind and relax in this cleverly designed home. A designated study area provides a quiet workspace, complete with a 20mm Caesarstone benchtop and soft-close cabinetry. It's a perfect spot for productivity or creative projects.The carpeted media room offers a cosy retreat for family movie nights, with dual sliding barn doors for privacy. Ducted air conditioning and curtains add comfort, while a matte black wall-to-wall benchtop with soft-close drawers provides ample storage. The heart of the home features an open-plan layout that seamlessly integrates the kitchen, living and dining areas. Natural light floods the space through two skylights and glass sliding doors that lead to the alfresco.The kitchen boasts a 40mm Caesarstone waterfall benchtop and a vast breakfast bar, perfect for family gatherings, whilst a white herringbone-tiled splashback and timber-look overhead cabinetry add a touch of sophistication. Equipped with quality appliances including a 900mm Westinghouse oven, 5-burner gas stove, range hood, and dishwasher, this kitchen is designed for the home chef. You will find plumbing for the fridge in place, and a dual stainless steel sink with a mixer tap. A large Butler's pantry with a Hisense fridge, 20mm Caesarstone benchtop, Clark sink, and ample storage completes this exceptional space.The bedrooms in this home offer a perfect blend of comfort and luxury for everyone in the family. Each room is carpeted and features ducted air conditioning, curtains, and an abundance of natural light streaming through large windows. Among the four family bedrooms, two boast spacious walk-in robes, while the other two come with built-in robes for ample storage. The master bedroom is a private retreat located at the rear of the house, with stylish pendant lights and access to the outdoors through glass sliding doors. The master suite's ensuite and walk-in robe is a sanctuary in itself, with marble-look tiles, a 20mm Caesarstone benchtop, a floating vanity, and double above-counter basins. The walk-in shower, equipped with two rain shower heads, completes this luxurious space.The main bathroom features elegant marble-look tiles, a floating vanity with dual basins and a 20mm Caesarstone benchtop, a shower with a dual shower head and a built-in bath. A convenient powder room and laundry are equipped with 20mm Caesarstone benchtops, and soft-close cabinetry, with convenient outdoor access off the laundry. The expansive 100 square metre undercover alfresco area offers endless opportunities for outdoor entertaining. Enjoy track blinds, quality non-slip tiles, plantation shutters, and three outdoor ceiling fans for year-round comfort. With a gas bayonet for the BBQ and tranquil trees beyond the grassy rear yard, which

even boasts a pebbled firepit area, this backyard is perfect for hosting gatherings or relaxing with family. A property offering this standard of spacious family living, inside and out, set in such a highly coveted location is certain to draw a large volume of interest. 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; - 7 kms to the charming local Branxton Public School.- Only 10 minutes to the friendly township of Huntlee which boasts a supermarket, tavern, schools and shops.- A short 15 minute drive to the Hunter Valley, boasting restaurants, cellar doors and world-class events, right at your doorstep!- Less than an hour's drive to Newcastle's city lights and pristine beaches.- 30 minutes to the bustling centre of Cessnock, offering all the services, retail and dining options you could need.- 35 minutes to Maitland's heritage CBD and revitalised riverside Levee precinct with its bustling social scene.- Moments to the Hunter Valley expressway, connecting you to Newcastle, Lake Macquarie and the M1 Motorway with ease.***Health & Safety Measures are in Place for Open Homes & All Private Inspections.Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.