

# 7 Station Lane, Lochinvar, NSW 2321

## House For Sale

Saturday, 4 May 2024

7 Station Lane, Lochinvar, NSW 2321

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 2067 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Spaciously designed family home with open plan living/dining plus a formal living room.- Gourmet kitchen with soft close cabinetry, 40mm laminate benchtops, a breakfast bar, a butler's pantry, gas cooking, plus quality appliances.- Four bedrooms, three with built-in robes and plush wool carpets.- Stylishly updated bathroom with a large walk-in twin shower with a recess, and a floating twin vanity.- Three split system air conditioners, ceiling fans, a gas bayonet, plus a freestanding combustion fireplace.- Stylish timber floorboards, plantation shutters, ornate cornices, modern down lighting plus a fresh paint palette throughout.- Lovely alfresco deck, an outdoor spa and a pizza oven.- Spacious backyard with established gardens and fruit trees.- A 12 kW solar system for your sustainable living.- A massive 15m x 8m shed with a carport, a 3.6m roller door, a 2nd laundry and a fireplace.

Outgoings: Council Rates: \$2,485.77 approx. per annum  
Water Rates: \$811.98 approx. per annum  
Rental Returns: \$580 - \$620 approx. per week

Welcome to 7 Station Lane, a beautifully presented home offering spacious living inside and out, this impressive family residence is certain to tick all the boxes for your new dream home. Ideally located in the township of Lochinvar, this unique location offers a semi-rural vibe, whilst still enjoying easy access to quality local schooling, shopping centres, homemaker outlets, and recreation facilities in the nearby suburbs of Rutherford and Maitland. Your weekend plans will be sorted with this home, given the short 15 minute drive to the sights and delights of the Hunter Valley Vineyards, offering the chance to duck away for your brunch or evening meals in the many cafes, cellar doors and restaurants on offer. Arriving at the home you'll find a lush grassed front lawn, established gardens and a large driveway that runs along the side of the property to the yard. The home itself is built with a classic Weatherboard and Colorbond roof construction, providing plenty of curb appeal at first glance. The pleasing first impression continues as you step inside, revealing the home's stylish timber floorboards, fresh paint palette, ornate cornices and the modern downlighting found throughout. There are three bedrooms located along the private hallway, all featuring the convenience of built-in robes, the comfort of ceiling fans, chic plantation shutters, and the luxurious feel of premium wool carpet underfoot, with the master suite enjoying the added comfort from a split system air conditioner in place. In addition, you'll find a fourth bedroom located at the rear of the home complete with a TV mount, plantation shutters and split system air conditioning for your year-round comfort. Servicing these rooms is the recently updated bathroom which boasts quality tiles, a VJ panelling feature wall, a spacious dual walk-in shower with rain shower heads and a recess, a twin floating vanity, and stylish matte black finishes throughout. The open floor plan delivers plenty of living space for the family to enjoy, including a formal lounge room at the entrance to the home, with a ceiling fan and a generously sized open plan living, dining and kitchen area set in the heart of the home. Here you will find split system air conditioning, ceiling fans, and a Saxon freestanding combustion fireplace, perfect for cosying up during the cooler seasons. The gourmet kitchen has been designed to impress, boasting ample storage in the surrounding soft close cabinetry, and plenty of room atop the 40mm laminate benchtops for all your food preparation needs. There is a Franke matte black sink, a breakfast bar, a gas bayonet, a white tiled splashback and a butler's pantry, delivering on both form and function. Completing this dream kitchen are quality appliances including a 900mm Smeg oven, a 6 burner gas cooktop, and an LG dishwasher for ultimate convenience. Step outside via the glass sliding door in the open plan living area and you'll arrive at the spacious alfresco deck, delivering the perfect setting for all your outdoor cooking, dining and entertaining needs. Moving down into the yard you'll be delighted to find an outdoor spa, a hot/cold outdoor shower, and a built-in pizza oven, perfect for hosting family and friends. The generously sized backyard includes plenty of green grass for kids and pets to enjoy, established gardens and trees including orange, lemon, avocado and apple, offering homegrown delights from your own backyard. Storage of your cars and tools will present no issue, with a huge 15m x 8m shed in the yard that comes complete with a 3.6m roller door, a 2nd laundry with a sink, and a fireplace to keep you cosy in the winter months. A home offering this standard of spacious living inside and out, set in such a lovely location is sure to draw a large volume of interest from a broad range of buyers. We strongly encourage our interested clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live:- Moments from quality schooling including St Joseph's College & St Patrick's Primary School Lochinvar.- 10 minutes to Rutherford with schools, Homemakers centres, 3 major supermarkets, sporting fields, clubs, pubs and restaurants to enjoy.- 15 minutes to Maitland's heritage CBD and the newly revitalised Levee riverside precinct.- 25 minutes to the destination shopping centre at Green Hills, offering a huge range of retail, dining, services, and recreation options.- 1 hour to Newcastle CBD & beautiful beaches.- 15 minutes to the sights and gourmet delights of the Hunter Valley Vineyards.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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