

Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Video](#)
- | [Property Inclusions](#)
- | [Relevant Documents](#)
- | [Comparable Sales](#)
- | [Around Chisholm](#)
- | [About Us](#)
- | [Disclaimer](#)

Property Details



1 Watervale Circuit, CHISHOLM

Work, Rest & Play

7  3  3 

**Property
Preview**

Ducted Cooling

Vacuum System

Study

Rumpus Room

In Ground Pool

Ducted Heating

Remote Garage

Floor boards

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

****UNDER CONTRACT****

Sometimes, as you're falling asleep at night, do you imagine your dream home? Welcome to No.1 Watervale Circuit, Chisholm where all your dreams have come true.

The size of the block gave the current home owners the space for a sprawling layout, the home accommodates up to seven bedrooms depending on how you use the design and offers a choice of both formal and everyday living zones. Designed in a traditional Australian aesthetic with wide verandas, pitched roof and high ceilings, a soothing neutral colour scheme is the hallmark of all the home.

Showcasing a roomy galley-style kitchen featuring inky-stone benchtops and white gloss cabinetry the cooking and dining zone appears forever clean and uncluttered thanks to an abundance of concealed storage in the true "butler's pantry".

There's something incredibly luxurious about having a preparation space that you can close

the door on and the second dishwasher, sink, open pantry shelving and closed cabinetry in the butler's offers just that.

An aura of calm permeates the beautifully decorated living room where shades of eucalyptus and sage provide a relaxed casual air.

The current homeowners love to entertain, so stacker doors connect the living areas with the vast outdoor space to allow crowds to spill out and entertaining is a casual alfresco affair; often a BBQ lunch with friends and family before kicking back on poolside lounges. A favourite spot for the family, you will find the kids are in and out of the water all day long.

The master suite is very adult, a luxurious haven where mum and dad can escape for a bit. A large space which feels especially light and airy, the gorgeous ensuite off the main bedroom is cleverly zoned so that nothing is visible from the bedroom.

It may be a utilitarian space, but the garage here is a delight for those who like to tinker. Consisting of a double remote door + single drive through space to allow vehicle access to the rear yard, the design for the garage was extended to provide extra width and allow for workshop space or storage; the resin flooring repels oil, stains and chemicals while providing a non slip surface.

From the garage you can access the final bedroom, a versatile room with it's own external access that could as easily be a bedroom for multi generational families as it could a work from home option without clients coming into the home. We've called it a studio, you might call it a Zoom room, the Au Pair may call it "home".

When you have kids, the washing is the one job you never finish so the laundry should be a beautiful space, mission accomplished. No opportunity for storage here or throughout the home was squandered: there's a built-in cupboard for everything.

Essentially what you will find at No. 1 Watervale Circuit is an elegant yet unpretentious abode for your family to enjoy, homely on a grand scale.

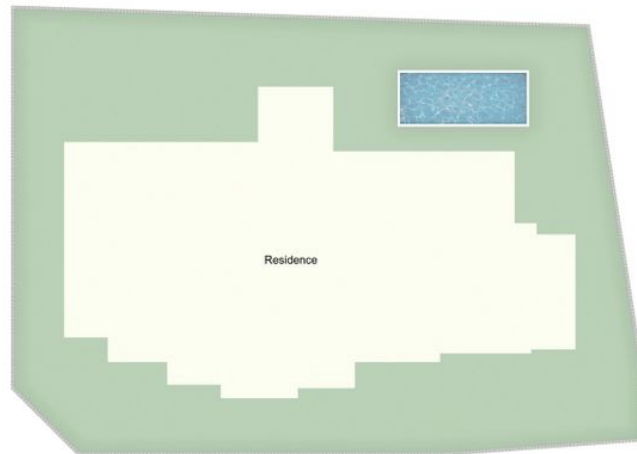
This property is proudly marketed by Patrick Howard 0408 270 313 and Kaitlin Crowe 0423 520 914 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons



Floorplan



Site Plan
Not to Scale



1 Watervale Cct, Chisholm

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Property Video

Property Inclusions

Front

Rendered external walls

Clay shingle roof

Retained levels

Travertine paved stairs

Front veranda width of home

Downlights in veranda roof

Double width driveway

Living | Dining

Downlights

Two ceiling fans

Drapes

Double cavity doors to lounge room

Digital TV point

Four double power points

Green feature wall

Gas outlet

Three panel stacker door

Kitchen | Butler's Pantry

Stone benches

Glass splashback

Gloss white cabinetry

Smeg range

Five burner free-standing Smeg stove

Plumbed double fridge cavity

Timber flooring

Smeg integrated dishwasher

Double sink

Two skylights

Downlights

Breakfast bar

BUTLERS PANTRY

Cavity sliding door

Smeg integrated dishwasher

Single sink

Smeg integrated microwave

Open shelving and cabinetry

Skylight

Downlights

Lounge room

Five-door built-in cupboards

Drapes

Three-door stacker door to yard

Stacker security screen door

Digital TV point

Four double power points

Home Office | 7th Bedroom

Green feature wall

Plush carpet

Dimmable downlights

Plantation shutters

Three double power points

One quad power point

Cavity sliding doors

Skylight

Media Room

Plush carpet

Ducted AC

Plantation shutters

Digital TV point

Eucalyptus coloured feature wall

Downlights

Three double power points

Main Bedroom | Nursery

Plush carpet

Dimmable downlights

Ceiling fan

Plantation shutters

Double entrance door

Double walk-through robe

Nursery | study

Glass French doors to yard

Media sockets

Five double power points

Drapes

Four-door robe in nursery

Ensuite

Floor to ceiling tiles

Charcoal floor tiles

Double shower with neish

Heat | fan | light

Privacy wall for WC

Porcelain WC

Double stone floating vanity

Wall mounted mirror

Plantation shutters

Bedrooms 2 -5

Plush carpet

Four-door robe to bed 2

Two-door robe to beds 3-5

Ceiling fan

Downlights

Plantation shutters

Two double power points

Main Bathroom

Separate WC

Six-door linen in hallway

Charcoal floor tiles

Frameless shower screen

Floating single vanity

Wall mounted mirror

Bath in hob

White wall tiles

Skylight in bathroom + hallway

Studio | 6th Bedroom

Timber flooring

Internal access to garage

Ceiling fan

Downlights

Plantation shutters

Sliding glass door to rear

Drapes

Laundry | Bathroom

Frosted glass door

Shower with frameless screen and neish

Porcelain WC

Double linen press

Stone benches

Overhead cupboards

Downlights

Frosted glass door to yard

Extractor fan

Mirrored splashback

Garage

Two single doors to front

Roller door to the rear yard

1 remote front door

Internal access

Workshop space

Man hole

Fluro lights

Windows

Relevant Documents

[Marketing Contract](#)

Comparable Sales

21 FOREST DRIVE, CHISHOLM NSW 2322

5 Bed | 2 Bath | 8 Car
\$1,100,000
Sold ons: 13/05/2021

21 DUSKDARTER STREET, CHISHOLM NSW 2322

4 Bed | 2 Bath | 3 Car
\$1,070,000
Sold ons: 25/11/2020

5 DUSKDARTER STREET, CHISHOLM NSW 2322

4 Bed | 2 Bath | 3 Car
\$1,100,000
Sold ons: 17/12/2020

36 GREY GUM CRESCENT, CHISHOLM NSW 2322

5 Bed | 2 Bath | 2 Car
\$1,250,000
Sold ons: 06/05/2021

19 DUSKDARTER STREET, CHISHOLM NSW 2322

4 Bed | 2 Bath | 6 Car
\$1,010,000
Sold ons: 03/12/2020

13 KINGHAM CIRCUIT, THORNTON NSW 2322

5 Bed | 2 Bath | 2 Car
\$1,200,000
Sold ons: 12/02/2021

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Around Chisholm

About Chisholm

Comprising of the Waterford Living, Harvest, Sophia Waters and Chisholm Gardens, Chisholm has been growing steadily since the original development which was named "Chisholm" by Maitland City Council in 2007. A staggering 5,000 housing lots were announced to be released in 2011 fulling the growth we see today and providing housing for an estimated 15,000 additional people in the area.

A Catholic Primary and High School have been opened in the suburb and public schooling is available in neighbouring Thornton, along with a choice of day care options. Adventure playgrounds, general playgrounds, the annual garden competition and extensive landscaping throughout the suburb, really help make the area feel welcoming and ready for any family to call home.

We acknowledge the Traditional Custodians of Country throughout Australia and pay respects to their elders past, present and emerging. The suburb of Chisholm falls on the traditional lands of the Worimi & Mindaribba peoples.

AROUND CHISHOLM

SCHOOLS:

St Aloysius Catholic Primary School
St Bedes Catholic High School
Aspect Hunter School
Linuwel School
Thornton Public School
Francis Greenway High School

CAFES AND RESTAURANTS:

The Courtyard, Stockland Greenhills
The Kitchen at Waterford
Heritage Gardens Cafe
The Duke Restaurant & Bar
Cafe @ Mortells

SHOPPING:

Stockland Greenhills
Maitland Growers Market
East Maitland Village
Thornton Shopping Village
Tenambit Shopping Strip

About Us

[Phone Pat](#)

[Email Pat](#)

Disclaimer

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All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.