



KRISTY RESEVSKY
PROPERTY

INVISIBLE VALUE

651 East Seaham Road, East Seaham

Escape the hustle and bustle of city life and embrace the acreage lifestyle at 651 East Seaham Road, East Seaham. This impressive property offers plenty of room for the whole family, making it an ideal sanctuary for those seeking tranquillity, space and adventure. Located in a prime spot within easy reach of city conveniences and the highlights of the Hunter Valley, this is a real estate opportunity you don't want to miss!

RESIDENCE OVERVIEW

- 6.53 acre rural lifestyle block
- Modern brick residence on concrete slab with Colorbond roof
- Built in 2018 by Coral Homes
- Covered front entry with timber decking
- Huge covered rear alfresco entertaining deck
- Galley style kitchen with preparation island and breakfast bar
- Quality stainless steel appliances, incl. dishwasher, 900mm wall oven, electric cooktop and rangehood
- Open plan kitchen, dining and living area
- Dedicated Media room
- Separate large study adjacent to the entry
- King sized master bedroom with ensuite and walk-in dressing room
- Four guest rooms, three with built-in robes
- Ducted reverse-cycle air conditioning
- Combination ceiling light/fans and window coverings throughout
- Timber look floating floors throughout casual living areas
- Plush grey carpet to all bedrooms and study
- Laundry with built in cabinetry and additional hallway linen storage
- Attached double remote garage with internal access currently set up as a rumpus room / gym

EXTERNAL FEATURES

- Sealed bitumen driveway to residence and shed
- Boundary all fully fenced with rural fencing - timber post and wire
- 3-bay Colorbond shed 10m x 10m, with power and concrete base
- Two secure parking bays with extra high roller doors, secure workshop space, and open side carport for the caravan, horse float or boat
- Separate 5m x 9m utility/garden shed
- Fenced house yard secure for children and pets
- Large stock dam
- Secure chicken coop
- Raised vegetable gardens
- Sloping block with elevated house and shed site maximising the view
- Land cleared to tall stands of shade trees



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UTILITY INFORMATION

- Single-phase mains power
- Fixed wireless NBN internet connection
- Two rainwater storage tanks with an approx. total of 55,000L
- Electric hot water system
- Enviro-cycle septic waste management system
- Insulated walls and ceiling
- All windows and doors with flyscreens
- Council: Port Stephens Council
- Council Rates: Approx. \$521 per quarter
- Land Zoning: RU1 Primary Production

LOCATION

- Embrace nature and outdoor activities with the walking and riding trails in the nearby Wallaroo National Park
- Enjoy close proximity to the Williams River, providing easy access to recreational water activities such as fishing, boating, and swimming
- The town centre of Clarence Town is conveniently located just 10 minutes away, offering local amenities, services, and community facilities
- Reach Raymond Terrace within a 18-minute drive, offering a variety of shopping centres, dining options, and entertainment
- The New Maitland Hospital and Stockland Greenhills Shopping Centre can be reached within 30 minutes, providing comprehensive medical services and shopping experiences
- Newcastle Airport is just a 35-minute drive away, providing easy access to domestic and international travel
- The vibrant city centre and beautiful beaches of Newcastle are only 45-minutes away, offering a range of cultural attractions, dining options, and recreational activities
- Explore the renowned Port Stephens and the Hunter Valley's finest vineyards, both within an hour's drive
- Located just over 2 hours from the bustling Sydney CBD, allowing for easy weekend getaways or city access



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DETAILED INTERNAL INCLUSIONS

Entry

- Large covered front entry with covered and open timber decking
- 1200mm solid timber entry door with frosted glass inserts and fly screen
- Entry hall
- Timber look floating floorboards
- LED downlights

Study

- Located adjacent to the entry
- Plush grey carpet
- LED downlights
- Data connection

Media Room

- Glass sliding external door with flyscreen and sheer grey curtains
- Timber look floating floorboards
- LED downlights
- TV Connection

Kitchen

- Galley style kitchen
- Preparation island and breakfast bar
- White flecked stone bench tops
- White cabinetry with modern handles
- Over bench pendant light trio
- On-trend light blue hand-cut subway tiled splashback
- Walk-in pantry
- Technika 900mm stainless-steel electric wall oven
- Technika 900mm electric cooktop
- Technika 900mm stainless-steel ducted rangehood
- Westinghouse stainless-steel dishwasher
- Microwave nook
- Double stainless-steel sink with gooseneck tap
- Large fridge space
- LED downlights
- Timber look floating floorboards



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INVISIBLE VALUE Cont...

Open Plan Living & Dining Room

- Glass sliding stacker door out to rear entertaining deck with grey curtains
- Side windows with white venetian blinds
- LED downlights
- TV Connection
- Timber look floating floorboards

Alfresco Entertaining Deck

- Merbau timber decking
- Ceiling with LED downlights
- Custom bar and BBQ area

Master Bedroom

- King sized master suite with ample space for dressers and seating area
- Large walk-in dressing room concealed by mirrored sliding doors
- Combination ceiling light/fan
- Large window with curtains and white venetian blinds
- Plush grey carpet
- TV Connection

Master Ensuite

- Grey tiles to floor and wet areas
- Large format gloss white tiles to the walls
- Semi frameless large shower recess with adjustable shower rose
- Deep soak bath tub
- Wall hung vanity with twin basins
- Large wall mounted frameless mirror
- Chrome towel rails
- IXL Tastic light/heat/fan
- Frosted windows with roller blinds
- Toilet

Bedrooms Two, Three & Four

- Sliding door built-in robes
- Combination ceiling light/fans
- Windows with white venetian blinds
- Plush grey carpet
- LED downlights



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INVISIBLE VALUE Cont...

Bedroom Five

- Combination ceiling light/fan
- Window with white venetian blinds
- Plush grey carpet
- LED downlights

Study

- Adjacent to the entry
- Combination ceiling light/fan
- Large window with charcoal roller blind
- Plush grey carpet
- LED downlights

Main Bathroom

- Large format tiles to floor, walls and wet areas
- Large format gloss white tiles to the walls
- Semi frameless shower recess with adjustable shower rose
- Deep soak bath tub
- Wall hung vanity with single basin
- Wall mounted frameless mirror
- Towel rails
- IXL Tastic light/heat/fan
- Frosted window with roller blind
- LED downlight
- Separate toilet

Laundry

- Grey tiles to floor and wet areas
- Built-in stainless steel laundry tub with flick mixer
- Double sliding door built-in storage cupboard
- Additional double linen storage cupboard in hallway
- Glass sliding external door with flyscreen
- LED downlight