

INCLUSIONS LIST

65 Prince Street, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

EFFORTLESS LIVING, THOUGHTFUL DESIGN & TIMELESS APPEAL

Quietly elevated at the top of town, this beautifully crafted modern residence captures the very essence of relaxed country living - light-filled, welcoming and rich with thoughtful personal touches that give the home genuine soul. From the moment you arrive, wide verandahs and lush established gardens set a calm, inviting tone, hinting at the warmth and functionality that unfolds within.

Built circa 2010, the home has been designed to embrace both comfort and practicality. At the heart of the home lies a vast, light-filled open-plan kitchen, dining and living area that spills seamlessly outdoors to a wraparound timber verandah and an expansive rear entertaining deck overlooking the sparkling pool - a space that feels instantly connected, social and alive.

RESIDENCE OVERVIEW

- Modern Hardiplank clad residence with Colorbond roof, elevated on steel bearers and joists
- Built in 2010
- Positioned on a large square 2,001 sqm block at the top of town
- Walking distance to Clarence Town Public School, sporting fields, shops, pub, club and the Williams River
- Colorbond double garage 8m x 6m with insulation, 2 x roller doors, concrete floor, and a 6m x 6m carport
- Above ground salt-water pool with surrounding timber pool deck complete with compliant fencing and sand filter
- Wrap around Merbau timber verandah with large rear covered and insulated entertaining deck
- Reverse-cycle air-conditioning in the living room and master bedroom
- Slow combustion wood fire in the living room
- Polished Spotted Gum timber floorboards throughout
- Raised ceiling height and 4-step cornice throughout
- Modern kitchen with café style stacker servery window out to entertainment deck
- Quality electric appliances including free-standing stove and dishwasher, large pantry
- Master bedroom with ensuite, large mirrored built-in robe, air-conditioning and pendant lighting
- Luxurious ensuite with free standing bath, overhead rain shower, individual pedestal twin basins, wall hung timber mirrored vanity cabinets, toilet with privacy wall and louvred windows
- Two guest / children's rooms with built-in robes, one with separate study space
- Main bathroom with shower and pedestal style single basin, separate toilet
- Well-appointed laundry room

EXTERNAL OVERVIEW

- **Colorbond Shed - 8m x 6m with 6m x 6m carport**
 - 2 x lockable car spaces with 2 x roller doors on a concrete slab
 - 6m x 6m double carport to the front
 - Concrete driveway
- **Pool**
 - Above ground salt-water pool
 - Merbau timber deck surrounds
 - Compliant steel pool fencing
 - Sand filtration system
 - Pool cleaning equipment

INCLUSIONS LIST

65 Prince Street, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

- **Entertaining Deck**
 - Merbau timber wrap around verandah, partially covered
 - Covered entertainment deck with insulated roof to the rear
 - Large deck with pitched ceiling to the side
 - Outdoor kitchen with grey panelled cabinetry, tiled benchtop and stainless-steel sink
 - LED lighting and external wall sconces
 - Live edge timber bar seating
 - Timber and steel cable balustrade
- **Other**
 - Established gardens, impressive mature hedges, and privacy screening
 - Mature shade trees
 - Great sized yard
 - Mostly fenced with minimal required to make it secure for pets
 - Corrugated iron planter boxes
 - Seasonal feature dam
 - Gated rear gravel area for trailer / caravan storage
 - Partial Colorbond fencing adjacent to the shed
 - Generous under house storage

UTILITY INFORMATION

- The convenience of Mains Power, Town Water and Town Sewer
- 2 x 7,500L corrugated iron water storage tanks under the house for the pool, gardens and grey water
- Masport slow combustion wood fire - Living Room
- Mitsubishi Electric reverse-cycle air-conditioner - Living Room
- Kelvinator reverse cycle air-conditioner - Master Bedroom
- Electric cooking appliances including stove and dishwasher
- Electric hot water system
- Council rubbish collection (general waste and recycling)
- Australia Post mail service
- Dungog Shire Council - Rates approx. \$536.00 per quarter
- Zoned R1 General Residential

DETAILED INTERNAL INCLUSIONS

Entry/Hallway

- Merbau timber deck with covered entry
- External wall sconces
- 1,200mm Hume timber entry door with horizontal frosted glass inserts
- Polished Spotted Gum timber floorboards
- Display cavity with glass shelving and feature lighting
- Ceiling pendant lighting
- Linen closet with triple sliding doors
- Linen closet with double doors

INCLUSIONS LIST

65 Prince Street, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

Kitchen

- Polished Spotted Gum timber floorboards
- White cabinetry and pot drawers with modern brushed steel handles
- Live edge timber bench tops
- White gloss brick stack tiled splashback
- Black composite double sink with flick mixer and draining plate
- Café style stacker servery window out to entertainment deck
- LED Downlights
- Window with plantation shutters
- Esatto stainless-steel dishwasher
- Euro Stainless steel free-standing electric oven with 5 x burner electric cook-top
- Euro Stainless-steel ducted range-hood

Open Plan Living & Dining

- Polished Spotted Gum timber floorboards
- Mitsubishi Electric reverse-cycle air conditioner
- Built-in Masport slow combustion wood fire on stone tiled hearth with timber mantle
- Glass sliding doors out to entertainment and side decks with vertical blinds
- White ceiling light/fan
- LED downlights
- White plantation shutters to the windows
- Fixed ceiling pendant lights
- Separate study area

Master Bedroom

- Polished Spotted Gum timber floorboards
- Black combination ceiling light/fan
- Kelvinator reverse-cycle air conditioner
- Glass sliding door out to entertainment deck with vertical blinds
- White plantation shutters to the windows
- Large mirrored built-in wardrobe
- Fixed black ceiling pendant light duo

Master Ensuite

- Louvred windows
- Free standing deep soak bathtub with open overhead rain shower head
- Twin pedestal hand basins
- Wall mounted timber framed mirrored vanity cabinets
- Chrome heated towel rack
- Toilet with tiled privacy wall
- Floor to ceiling light stone coloured tiles
- LED downlights and extraction fan

INCLUSIONS LIST

65 Prince Street, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

Bedroom Two

- Polished Spotted Gum timber floorboards
- White combination ceiling light/fan
- White plantation shutters to the windows
- Built-in wardrobe
- Fixed ceiling pendant lights
- Separated study area

Bedroom Three

- Polished Spotted Gum timber floorboards
- Black combination ceiling light/fan
- White plantation shutters to the windows
- Built-in wardrobe

Main Bathroom

- Semi framed glass shower recess with rain shower head
- Single pedestal hand basin
- Wall mounted timber framed mirrored vanity cabinet
- Chrome towel rails
- Floor to ceiling light stone coloured tiles
- Extraction fan
- Sliding window with white plantation shutters
- Separate toilet

Laundry

- Stainless steel sink with flick mixer
- Full length laminate benchtop with under bench cupboards
- Light stone coloured tiles to the floor and wet areas
- Large man-hole for ceiling access
- LED downlight and IXL Tastic heat / light / fan

KEY LOCATIONS

Clarence Town Main Street ~ 1km / 2 min

Just moments from your front door, Clarence Town's charming main street offers all the essentials wrapped in small-town warmth. Enjoy a leisurely stroll to the local café for a morning coffee, pop into the general store or chemist, or grab supplies from the friendly IGA. The town also features a local pub, bowling club, public school, medical centre, post office, bakery, hardware, veterinary clinic, and more. With the pristine Williams River on hand for boating, kayaking or peaceful riverside picnics, Clarence Town delivers a relaxed country lifestyle with a close-knit community at its heart.

Dungog ~ 23km / 20 min

A picturesque drive through the rolling hills leads you to Dungog - a vibrant country town bursting with charm, culture and creativity. Known for its heritage buildings, community events, and arts scene, Dungog offers weekend markets, boutique cafes, antique stores and a classic country cinema. With festivals, scenic river walks, and labelled as the gateway to the Barrington Tops National Park, it's a favourite daytrip destination and a lively extension of the relaxed Clarence Town lifestyle.

INCLUSIONS LIST

65 Prince Street, Clarence Town

KR

KRISTY RESEVSKY
PROPERTY

Raymond Terrace ~ 26km / 23 min

Raymond Terrace offers all the big-name conveniences without the city hustle. Home to supermarkets, medical centres, a bustling retail precinct, and major fast-food outlets, it's your one-stop shop for everyday needs. It also provides access to larger services like Centrelink, Service NSW and Bunnings, making it a practical hub while still being close to nature and the riverside charm of Clarence Town.

Maitland / East Maitland ~ 32km / 30 min

History and modern living come together beautifully in Maitland. With its historic architecture, riverside cafes, The Levee precinct and boutique shopping, it's an easy day out or work commute. East Maitland provides additional conveniences including Stockland Green Hills shopping centre, the new Maitland Hospital, and great schooling options. Whether you're after retail therapy, medical appointments or a cultured lunch outing, Maitland brings city-style amenities close to home.

Newcastle Airport ~ 41km / 40 min

Convenient and well-connected, Newcastle Airport is just 40 minutes away, offering direct flights to major cities including Sydney, Brisbane and Melbourne, with a new International Terminal. Whether you're a frequent flyer, travelling for work, or hosting out-of-town guests, this easy airport access adds fantastic value to the property's location - especially for those considering an Airbnb or holiday retreat venture.

Newcastle ~ 55km / 1 hr

Newcastle's coastal lifestyle, artsy atmosphere and beachside buzz are within easy reach. Wander the cafés and galleries of Darby Street, dine at Honeysuckle on the Harbour Foreshore, enjoy a day out at Merewether or Nobbys Beach, or catch a live show in the city. With major employment hubs, hospitals, universities, and shopping districts, Newcastle is a vibrant urban centre that adds dynamic opportunity to your relaxed rural lifestyle.

Port Stephens - Tea Gardens / Nelson Bay ~ 60-70km / 1 hr

Crystal-clear waters, white sandy beaches and laid-back holiday vibes - Port Stephens is a slice of coastal paradise less than an hour away. Enjoy dolphin cruises, snorkelling in Shoal Bay, exploring the Stockton Sand Dunes, or dining by the marina in Nelson Bay. Whether it's a weekend escape or a spontaneous beach day, this natural wonderland adds a dreamy dimension to country life.

Hunter Valley Vineyards ~ 70km / 1 hr

Indulge in fine wine, gourmet food, and stunning vineyard views in the world-renowned Hunter Valley. Less than an hour from home, the region offers unforgettable days spent wine tasting, attending concerts under the stars, or relaxing at a day spa. From long lunches to romantic getaways, this iconic destination is right at your fingertips - perfect for entertaining guests or simply treating yourself.

Sydney ~ 200km / approx. 2 hrs 20 min

A scenic drive or easy airport connection puts Australia's biggest city within reach. Whether for business, family visits, or a city weekend escape, Sydney offers world-class entertainment, dining, and cultural experiences. The convenience of being able to retreat to peaceful Clarence Town after a bustling city day is part of the magic of this location.