Michael Haggarty
0408 021 921
mick@fnrem.com.au

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Property Details



, LOUTH PARK

A Dream Realised

4 3 12 **$2,650,000**

Vacuum System	Study	In Ground Pool
Remote Garage	Courtyard	Outdoor Entertaining
Shed	Workshop	Fully Fenced
Broadband Internet	Built In Robes	Dishwasher

First impressions certainly count as you enter, where visitors are met by an oversized timber door which opens to transport you from the everyday to a life of sophistication blended skilfully with easy elegance. Relaxed and low-key, it feels exceptional thanks to considered details and beautiful materials and finishes.

Emphasising the home's connection to the outdoors was one of the most important considerations of a recent complete renovation and the craftsmanship throughout is just superb.

Awash with natural light, an outlook of green vistas is an instant mood booster as you enter. A hub for busy families, the fully integrated kitchen is effortlessly elegant thanks to the classic profile and soft oak finish cabinetry.

With everything else delicate, the timeless marble in the kitchen is like a jewel box sitting in the middle of the house; it sort of sparkles. Juxtaposed against the sleek accents, an opening skylight provides an arc of natural light straight onto the stone breakfast bar as if to start each

day under sunbeam from heaven. No opportunity for storage was wasted and a vast butler's pantry automatically lights to greet you as you enter.
Expanses of glass draw daylight and the glorious landscape into the living room, it's the place to embrace the joy of creating a wonderland for the people you love, with soul-filling spaces, food with heart and time spent together by the gas, wood-look fire. In contrast to the living room, a secluded media room adjacent provides a cocooning effect with dark moody walls and light blocking shutters.
The vaulted ceiling of the main bedroom suite really makes this room feel like a retreat and the ensuite is a clean-lined, minimalist zone that brims with natural light and space. The sound trickling water makes from the waterfall of the nearby pool permeates the ensuite to complete the feel of a trip to a luxury day spa in a far-off holiday spot.
Not to be out done, the main bathroom is a far cry from your typical wet zone, it enjoys the feel of a luxury eco resort, courtesy of its reliance on marble and natural textures.

If winter is all about the fireplace, then summer is all about the pool which flows seamlessly from the internal kitchen, dining and living spaces. Long summer days are spent here dining alfresco, or catching up with neighbours for drinks.

Tucked away in the corner of the garden, the family's beloved orchid and veggie patch produces everything from citrus and stone fruit to rambling watermelons and fragrant thyme. The soothing clucking of chickens chatting follows you around the garden as they meander across the vast lawn.
There's room to bring all the toys when you move in with 10 bays of garage and a further 2 of carport. Most of the garage doors are automatic and oversized to provide for tall vehicles and a turning circle in the driveway makes manoeuvring them a breeze.

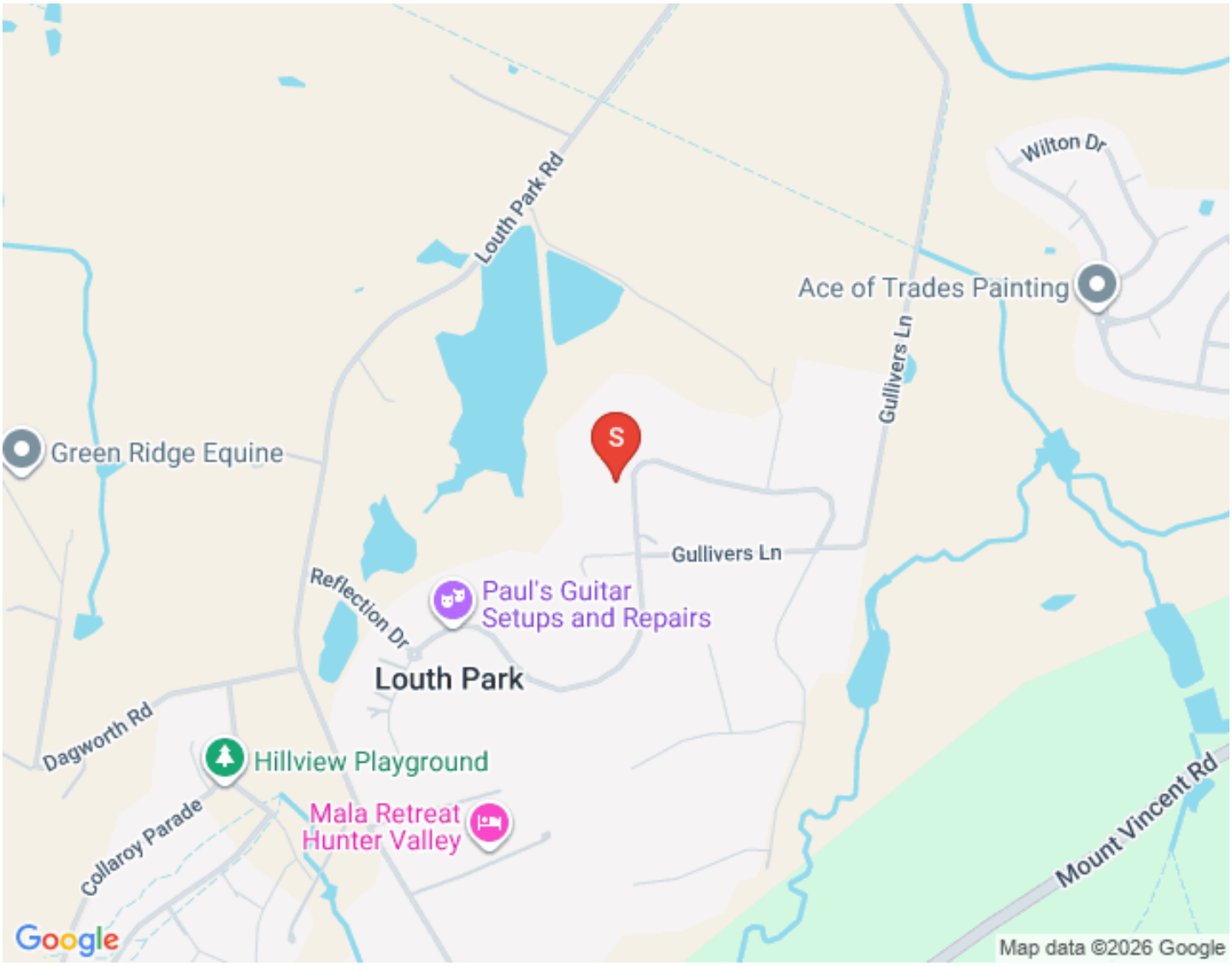
A colossal 75 panels of solar, power the house and three inverters keep it running and three water tanks collect from the shed roof combine to provide 42,000L of water storage.
It's hard to believe you are only 10 minutes from Maitland city and the access to the Hunter Expressway and onto Sydney, Newcastle or The Valley is a mere 5-minute drive when you live in a paradise surrounded by open farmland. Turn left at Buchanan Road and you are seconds from Stockland Greenhills or Hunter Valley Grammar School.

A clever redesign of this original Waterford Estate home has resulted in a dynamic and modern sanctuary that has a sense of space with the outdoors at its heart. The home seems to have created a new interior style, not particularly 'of the moment' instead has a lovely classic feel that you'll love coming home for decades to come.

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

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Location



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Floorplan



39 Reflection Dr, Louth Park

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 inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

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Property Video

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Inclusions

Front | Entry

Post and rail fence

Electric front gates

Magnolia trees at entrance gates

Double width driveway

Paved and stone footpath

Front porch

Downlights

Dry creek bed style garden bed

ENTRY

Concrete-look floor tiles

Oversized door

Louver windows

Picture window

Downlights

Raked ceiling

Kitchen

Marble splashback

Stone benches

Pot draws

Matt black tapware

Stainless under bench sink

Timber laminate overhead cupboards

Island bench with breakfast bar

Fisher Paykel induction stove top

Two Fisher Paykel wall mounted ovens

Plumbed Fridge neish

Remote opening skylight with blind and flyscreen

Butler’s pantry with automatic lighting

Open shelving

Built in wine rack

Strip lighting

Downlights

Concrete-look tile flooring

Living | Dining

Concrete-look floor tiles

Black designer ceiling fan

Downlights

Sliding stacker door

Stacker screen door

Louver windows

Picture windows

TV recess

Wood-look gas, remote fireplace

Floating shelving

Remote automatic roller blinds

Main Bedroom

MAIN BEDROOM

Chunky loop wool carpet

Plantation shutters

Ceiling fan

Glass pendant lights

Downlights

Dual aspect

Double sized walk-in robe with additional cabinetry and shoe wall

EN-SUITE

Stone-look floor tiles

Floor to ceiling stone-look wall tiles

Heated towel rail

Downlights

Frosted glass door

Floating timber-look double vanity

Matt black fittings

Wall mounted mirror

Under floor heating

Concealed cistern porcelain WC

Frosted louver window

Hidden shower

Media Room

MEDIA ROOM

Chunky loop wool carpet

Grey painted walls

Black ceiling fan

Downlights

White plantation shutters

Wall mounted TV bracket

TV point

Bedrooms | Study

BEDROOM TWO - FOUR

Chunky loop grey wool carpet

Downlights

Ceiling fan

White plantation shutters

Frosted glass door

Wall mounted TV point

Walk-in robe with dressing table/desk

Shoe store and draws

STUDY

Downlights

Concrete-look tile floor

Built in cupboard and draws

Built-in desk

Bottled gas

Bathrooms

FAMILY BATHROOM

Concrete-look floor tiles

Floor to ceiling white wall tiles

Concealed WC and shower

Black Marble feature wall tile

Free standing slipper bath

Matt black fixtures

Downlights

Two separate floating vanities with mirrored face cabinets

Bench mounted basins

Four door linen press in hallway

THIRD BATHROOM

Concrete-look floor tiles

Frosted glass shower screen

Floating single vanity

Wall mounted mirrored shelf

Sliding window

Roller blind

Matt black fixtures

Herringbone feature wall tiles

Concealed cistern porcelain WC

Laundry

LAUNDRY

Concrete-look floor tiles

Frosted glass door

Downlights

Linen press

Single bench mounted sink

Matt black fittings

Double sliding glass window

Washer/dryer niches

Timber shelf

Clothes rail

External door

Pool Area | Rear

POOL AREA

Glass pool fencing

Unground salt-water pool

Downlights in undercover ceiling

Hedge fencing

Two gates

Fan out awning

Pool pump and pool storage shed

REAR

Alfresco area with decorative ceiling fan and downlights

2 TV points

Sandstone block landscaping

Park like lawns

Hills hoist clothesline

Post and wire / mesh fencing

Turning circle driveway

Wisteria covered BBQ area with concrete flooring, fluro lights and water

Landscape lighting

Cobble stone fire pit amphitheatre with sandstone seating

Raised veggie garden beds

Putting green

Orchid including lemonade, peach, apple, nectarine, mulberry, lemon, orange, lime, mandarin & plum

Open veggie patch

Lagoon views

Chicken run and shed

Three Water tanks fed off the shed

Irrigation system

Garages | Extras

HOUSE GARAGE

Five doors remote

Double garage step down to triple - extra height

Internal access

Sliding window

SECOND GARAGE

Free standing shed with 5 Bays of garage

Remote doors to two bays

Each bay extra height doors and extra length

Double carport- lighting and extra length

Fluro and industrial lighting

WC

Four sliding windows

TV connection

Single phase power

2 x 5,000L water tanks

1 x 32,000L water tank

EXTRAS

Ducted vacuum system

Electric Heat Pump for the pool

Three “Solar Edge” inverters

75 Panel solar system

Electric hot water

Whirlybirds

NBN Connected

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Relevant Documents

Make An Offer Form
Marketing Contract

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About Louth Park

With the opening of Waterford Estate in 2001, Louth Park saw a shift from primarily dairy and grazing land to a prestigious acreage estate highlighted by natural waterways and maintained gardens. The area is tightly held today with property rarely released and sold quickly when offered to the market. Rural post and rail fencing along with large homes and gardens make this a true lifestyle suburb and with the opening of the Hunter Expressway and easy access to Newcastle, country living is now open to more Novocastrians.

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

Schools

- Hunter Valley Grammar School

- Linuwell Steiner School

- Maitland Christian School

- Maitland Grossmann High School

- All Saints Catholic Collage Maitland

- Saint Joseph's Catholic Primary School

- Saint Johns Catholic Primary School

Cafes and Restaurants

- Greenhills Restaurant Precinct

- The Cunning Culinarian

- Fratelli Roma

- the RIGBY

- Bued Japanese restaurant

- COQUUN Restaurant

- Black Label Espresso

Shopping | Activities

- The Levee (Maitland Mall)

- Stockland Greenhills

- Morpeth Villiage

- Maitland Tase Festival

- Steamfest

- Largs Historical Village Walk

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About Us

MICHAEL HAGGARTY I Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a Licensed Real Estate Agent with a strong local knowledge and reputation, for telling it how it is ! He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call! Specialising in residential, rural and commercial sales / leasing, you cannot beat local knowledge and experience !

Links

Mick Haggarty: Domain profile

Mick Haggarty: First National profile and current listings

Mick Haggarty: Realestate.com profile

Like FNDH on Facebook

Check out our property videos on FNDH youtube channel

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Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

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.