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Property Details



40 Red Baron Road, CHISHOLM

A Life of Luxury

5  2  2 

**Property
Preview**

Ducted Cooling

Rumpus Room

Ducted Heating

Remote Garage

Outdoor Entertaining

Fully Fenced

Built In Robes

Dishwasher

Be the first to call this beautifully designed home your own. Located in one of the fastest growing and sought after suburbs in the lower hunter, within walking distance to St Bede's Highschool and St Aloysius Primary school and only minutes drive to the new Maitland Hospital and Stockland Greenhill's, convenience is not only key but you will be welcomed at 40 Red Baron road Chisholm into the community lifestyle it is rapidly becoming known for.

Design built by a revered local building company, Pride Built Homes, great care was taken with the design but nothing about the home is precious, it feels very welcoming and livable. There's a sense of harmony that runs through the whole house which you'll just love.

Visual drama is created in the kitchen and living area through the use of stone benchtops, integrated appliances, a modern subway tiled splashback and elegant pendant lights. Unspoken luxury is created with a walk-in pantry to complete the space and a sea of shaker cabinetry makes a dramatic statement. A place for everything and everything in a place. If you want a clutter free home, here there's oodles of storage in every room.

The bedrooms sing from the same song book and the sound of the song is relaxed space.

Muted natural tones and cooling ceiling fans enhance these light, bright and substantial spaces; a restful retreat.

Options for how you choose to live in the space abound. Extending from the kitchen rests the open plan living and dining areas for easy visual connection for the family. However, with an additional rumpus room providing a gateway to the kids bedrooms, the third living space or media room could just as easily be used as a fifth bedroom with cabinetry already installed.

A soothing neutral scheme is the hallmark of all the bathrooms in the home which are completed with similar materials for a smooth progression through the home and finishing touches such as matt black fixtures and fittings, stone vanity tops and floor to ceiling tiles add the final touches.

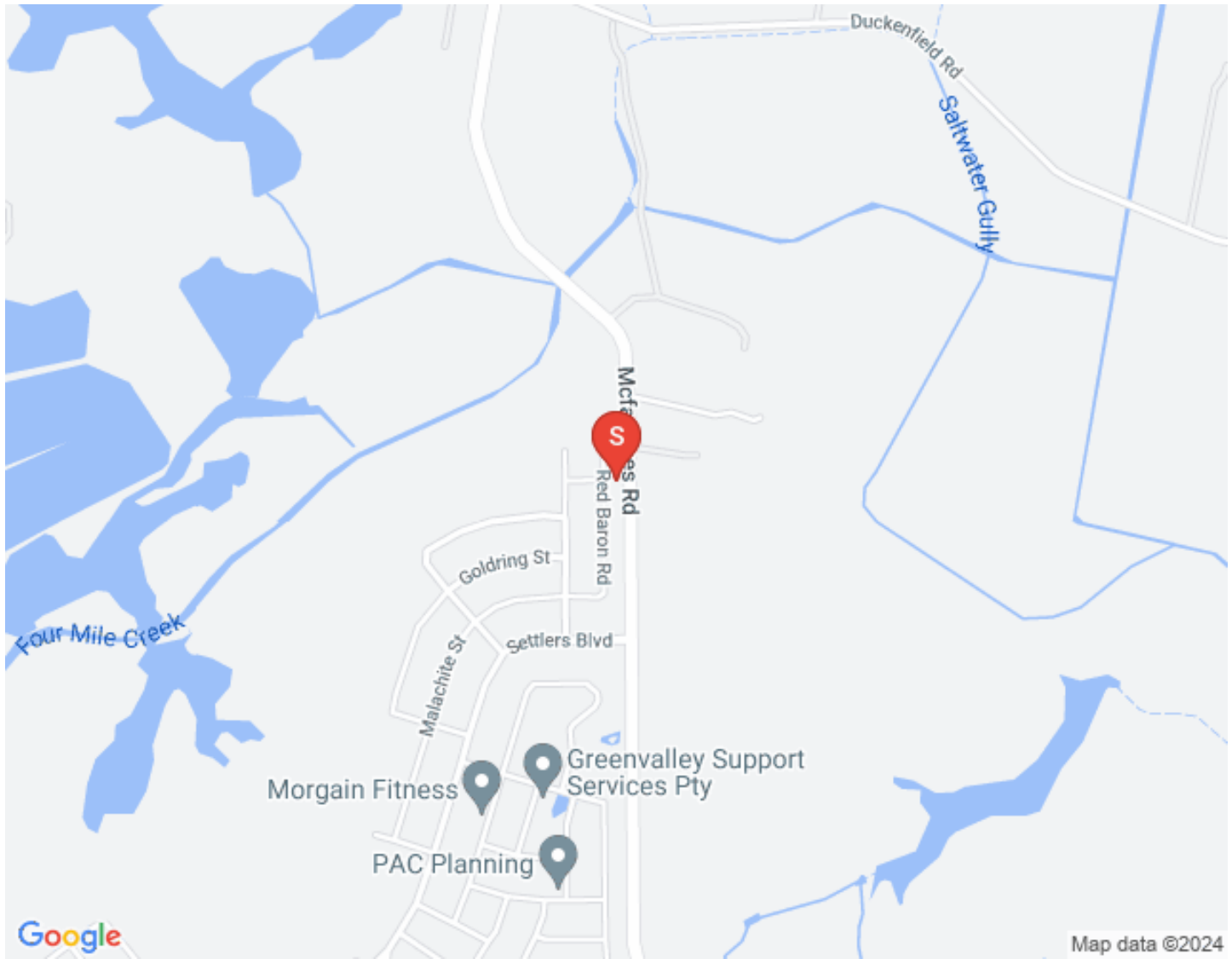
The seamless connection between indoor and outdoor spaces is just one of the features of the home where in summer, you will have the doors constantly open really extending the home onto the undercover alfresco area and out into the sandstone retained, fully fenced yard.

This light and airy versatile design, offers stunning finishes and flowing entertainment spaces; if location and quality is what you are looking for . . . Then this is the one.

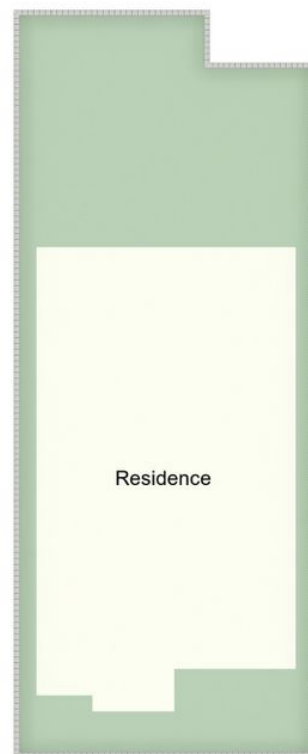
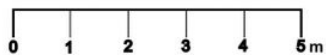
This property is proudly marketed by Patrick Howard contact 0408 270 313 or 4933 5544 for further information or to book your onsite one on one inspection.

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 should rely on their own enquiries.



Floorplan



Site Plan
Not to Scale

40 Red Baron Rd, Chisholm

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.



Property Video

Property Inclusions

Front

Oversized front door

Decorative stonework arbor on facade

Dark brick and Colourbond facade

Pebble Crete driveway

Feature letterbox

Main Bedroom | Ensuite

MAIN

Charcoal carpet

Awning windows

Ceiling fan

Downlights

Grey painted walls

Walk-in robe

Two double power points with USB

Double power point with TV point

EN-SUITE

Stone-look floor tiles

Double shower

Porcelain WC

Floating white vanity

Bench mounted black sink

Stone bench

Matt black fixtures

Wall mounted mirror

Frosted glass window

Roller blind

Light | Fan | Heat

Kitchen | Living | Dine

KITCHEN

Stone benches

Breakfast bar

Stone look floor tiles

Subway tile splashback

Double sink

Retractable hose tap

Shaker cabinets

Pot draws

900mm stove

Phone connection

Fridge cavity

AEG integrated dishwasher

Matt black kitchen handles

Pendant lights

Walk-in pantry

Integrated microwave

Stone benches in pantry

LIVING

Stone look floor tiles

Grey painted walls

Aluminium black windows

Roller blinds

Ceiling fan

Downlights

Gas outlet

TV connection

Two double power points

Walk in linen in hallway

Three door stacker door to alfresco

Sliding flyscreen door

Media Room or Fifth Bed

Double door cupboard

Charcoal carpet

Grey painted walls

Ceiling fan

Roller blinds

Downlights

TV point

Double doors for privacy

Lounge Room

Stone-look floor tiles

Sliding window

Grey painted walls

Ceiling fan

Downlights

Two double power points

TV point

Media Room

Plush carpet

Ducted AC

Plantation shutters

Digital TV point

Eucalyptus coloured feature wall

Downlights

Three double power points

Bedrooms 2 - 4

Charcoal carpet

Triple door robe to one room and double to the remaining

Downlights

Ceiling fans

Aluminium window

Roller blinds

Ceiling fans

Grey painted walls

2 double power points in each room

Main Bathroom

Stone-look floor and feature wall tile

Floor to ceiling tiling

Matt black fixtures

Bath to wall

Porcelain WC

Floating single vanity

Black above bench sink

Wall mounted mirror

Double shower

Frosted glass window

Laundry

Stone-look floor

Double door linen

Washing machine and dryer cavities

Overhead cupboard

Integrated sink

Frosted glass windows door

Stone bench

Subway splash back

Alfresco

Stone look paver flooring

Under the roofline

Downlights

Lined ceiling

Ceiling fan

Pebble Crete paths

Side access

Outdoor power point

Gas point

Rear | Garage | Extras

REAR

Two levels

Sandstone block retaining walls

Fully fenced

Pedestrian gate to McFarland's Rd

GARAGE

Internal access

Pedestrian yard access

Double remote door

Manhole

EXTRAS

Dakon ducted AC

Optimum internet and digital TV

Flyscreens

Green gas instantaneous hot water

Water tank

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](#)

[Rental Appraisal Letter](#)

Comparable Sales



3 PINCHTAIL STREET, CHISHOLM NSW 2322

4 Bed | 2 Bath | 2 Car
\$915,000
Sold ons: 02/08/2021



70 EMPEROR PARADE, CHISHOLM NSW 2322

4 Bed | 2 Bath | 2 Car
\$940,000
Sold ons: 29/06/2021



41 WHITEWATER STREET, CHISHOLM NSW 2322

4 Bed | 2 Bath | 3 Car
\$910,000
Sold ons: 20/05/2021



46 GRASSHAWK DRIVE, CHISHOLM NSW 2322

5 Bed | 2 Bath | 2 Car
\$900,000
Sold ons: 31/08/2021



64 WATERVALE CIRCUIT, CHISHOLM NSW 2322

4 Bed | 2 Bath | 7 Car
\$975,000
Sold ons: 25/06/2021



7 REDTAIL STREET, CHISHOLM NSW 2322

4 Bed | 2 Bath | 2 Car
\$880,000
Sold ons: 23/04/2021

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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



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

pat@fnrem.com.au

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.

[Phone Pat](#)
[Email Pat](#)

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.