

OWNER'S COMMENTS

43 Kinross Avenue, Adamstown Heights

Overview

- Large well-presented family home on a big block in a quiet, dead-end street
- Freshly renovated in 2019
- Neutral tones
- Expansive, versatile open-plan living
- North facing with views over Newcastle
- Lots of natural light and cross ventilation
- Five bedrooms and two bathrooms
- Two main living areas
- Additional large attic used for a retreat, extra bedroom, or storage
- Centrally positioned kitchen with quality appliances
- A set of bifold doors opening up onto a large covered front deck maximising the entertaining area
- Two large decks
- Designated office area
- Air conditioning and natural gas fittings throughout the house
- Two minutes' drive from Westfield Shopping Centre
- 500m from the Fernleigh Track and the iconic old railway tunnel
- Close to Charlestown Square, clubs, pubs, cafes, schools, the beach, and the harbour.

Structure

- Hudson-style brick home constructed in the 1950's
- Significant extension completed in 1997
- Front deck added in 2004
- General maintenance and renovations completed in 2019
- New Colourbond insulated roof installed in late 2021

Garage and Driveway

- Single-car garage but parking for 3 vehicles
- Additional large storage area with shelves
- Access to extra storage space under the house

Front Garden

- Low maintenance gardens edging the path
- Well-established plants
- Brick fence which matches the house
- Sensor Spotlights
- Functional letter box

Front Deck

- Extensive deck north-facing to maximise the view over Newcastle
- Beautiful outdoor living area
- Recently built new front steps
- Freshly stained Merbau decking
- Powder-coated aluminium handrail
- Privacy screen
- Two natural gas bayonets
- Downlights on two different circuits with dimmers
- Outdoor powerpoint

Entry

- Front door with flyscreen
- Large glass panel allowing natural light to enter the house
- Polished timber floors
- Downlights

Front Hall

- Wide hallway
- Potential to add stairs to attic retreat/storage
- Polished timber floors
- Downlights
- Double linen press
- Access to a sizeable storeroom with shelving

Lounge Room

- Formal lounge area
- New slow-combustion fireplace installed in 2022
- TV connections
- Generous use of glass windows and doors
- Bifold doors opening onto the large front deck
- New glass pendant lighting
- Polished timber floors

Dining Room

- Dining area which is adjacent to the kitchen creating a wonderful entertaining area
- Decorative shelving
- Lots of natural light from the use of glass windows
- Lovely views over Newcastle
- Transparent blinds which block out the heat and sun

- Downlights on two different circuits
- Natural gas bayonet
- Polished timber floors

Kitchen

- Professionally designed kitchen
- Spacious island workbench separating kitchen and dining room. Options for bench seating
- Generous cupboards and drawers including cupboards on the dining room side and display cabinet
- Pantry cupboard
- AEG self-cleaning oven
- AEG gas cooktop with varying size burners
- AEG integrated rangehood
- Tile splashback
- Under cupboard lighting, downlights, and industrial pendant lights
- Room for a dishwasher and fridge
- Double sink with drainer
- Cupboard bins for general waste and recycling
- Polished timber floors

Living Area

- Large living area which is adjacent to the kitchen
- TV connections
- Internet connection
- Two double Stegbar doors opening onto the back deck
- Flyscreens
- Full-length curtains
- New 9kw air conditioner
- Natural gas bayonet
- Downlights on two different circuits
- Polished timber floors

Study/Office Nook

- Designated study/office nook
- Good lighting with lots of windows
- Curtains
- Door leading to the outside area
- Downlights
- Polished timber floor

Attic

- Huge area which can be used as a retreat, extra bedroom, or storage area
- Access by an attic ladder
- Access to extra storage in roof space
- Large window looking over the backyard
- Other windows allowing cross ventilation
- Fully lined and insulated

Master Bedroom

- Built-in wardrobe and cupboard space
- Northerly aspect
- Oversized windows with white timber Venetian blinds
- New ceiling fan and light
- New air conditioner
- Polished timber floor

Bedroom 2

- Large bedroom which can comfortably fit a queen size or double bed
- Built-in wardrobe
- Large window with white Venetian blinds
- Flyscreen
- New ceiling fan and light
- New carpet

Bedroom 3

- Queen size bedroom
- Built-in wardrobe
- Large window with white Venetian blinds
- Flyscreen
- New ceiling fan and light
- New carpet

Bedroom 4

- Large single bedroom
- Built-in wardrobe
- Large window with white Venetian blinds
- Flyscreen
- New light
- New carpet

Bedroom 5

- Queen size bedroom
- Outlook over landscaped backyard
- Large window with white Venetian blinds
- Flyscreen
- New ceiling fan and light
- New carpet

Bathroom 1

- Walk-in shower with rain rose, full-size bath, and toilet
- Fan and heater light
- Tiled floor
- Mirror cupboard
- Basin with storage underneath
- Frosted glass window

Bathroom 2

- Generous shower with rain rose, full-size bath, and toilet
- Fan and heater light
- Tiled floor
- Large wooden bench and basin with storage underneath
- Matching mirror
- Large, frosted glass window

Back Hallway

- Polished timber floors
- Downlights
- Access to a large attic used for a retreat or storage

Laundry

- Direct access to outside
- Tiled floor
- Ample storage space
- Basin with under storage
- Room for washing machine, dryer, and fridge
- Generous bench space

Back deck

- Freshly stained Merbau decking
- Powder-coated aluminium handrail
- Ramp leading to the backyard
- Two direct accesses through the family room
- Large space for a variety of uses
- Spotlights

Backyard

- Pebble Crete pathways leading to a landscaped area with a large, grassed area
- Retaining walls with sandstone blocks
- Well-established plants and trees
- Fenced flat area which could be used for a pool, vegetable garden
- Citrus trees: lime, lemon, and orange trees
- Removable Hills Hoist Clothesline
- Outdoor lighting
- Side pathway with gate
- Multiple taps available
- Outdoor power point and natural gas bayonet

Storage Room

- Storage room under the house
- Large Rheem electric hot water system
- Basins and shelving for storage
- Additional toilet