

Table of Contents

- | [Valley View by Name, Valley View by Nature](#)
- | [Floorplan](#)
- | [Property Video](#)
- | [Property Inclusions](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [Around Tenambit](#)
- | [About Us](#)
- | [Disclaimer](#)

Valley View by Name, Valley View by Nature



30 Baker Drive, TENAMBIT

Valley View by Name, Valley View by Nature

\$875,000 -

5 2 2

\$925,000

Ducted Cooling

Study

Rumpus Room

Ducted Heating

Remote Garage

Balcony

Deck

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

When visiting this architecturally designed and master built home on the hill, it's hard not to be transfixed by the dreamy outlook and striking views that shine bright from the plethora of windows. But look deeper and you will uncover more than just an idyllic setting; instead, you'll find an exquisitely designed, perfectly polished and manicured home.

Spread over three levels, you will love the living areas upstairs along with balconies and stunning open views but what is clever about the design is the use of two wings to keep living and sleeping areas separate yet connected.

Against a backdrop of flat and everchanging farmland in the foothills of the Paterson Ranges, the vista captures Howes Lagoon, originally a branch of the Hunter River and the Bolwarra Farm Flats. It's like an amphitheatre and you are in the dress circle captivated by the ballet of tractors and rotating crops.

The kitchen is the heart of the modern home, where family and friends come together. High ceilings, wall to wall windows and glazed doors make this open-plan zone a light-filled wonder. ♦It♦s the copious light that lets the kitchen sing♦ says the current homeowner.

Being generous and enthusiastic hosts, the vendors have created a home that was conducive to entertaining and there are some lovely outdoor living spaces allowing them to entertain on a large scale or more intimately.

Upper-floor living spaces are completely open plan and link to the environment beyond via glass doors and windows which open to allow the elevated cooling breeze in the summer to flow through. Through the cooler months hunkering down during Maitland♦s wintery days is a delight in the formal lounge area where a wood burning fire sets the mood.

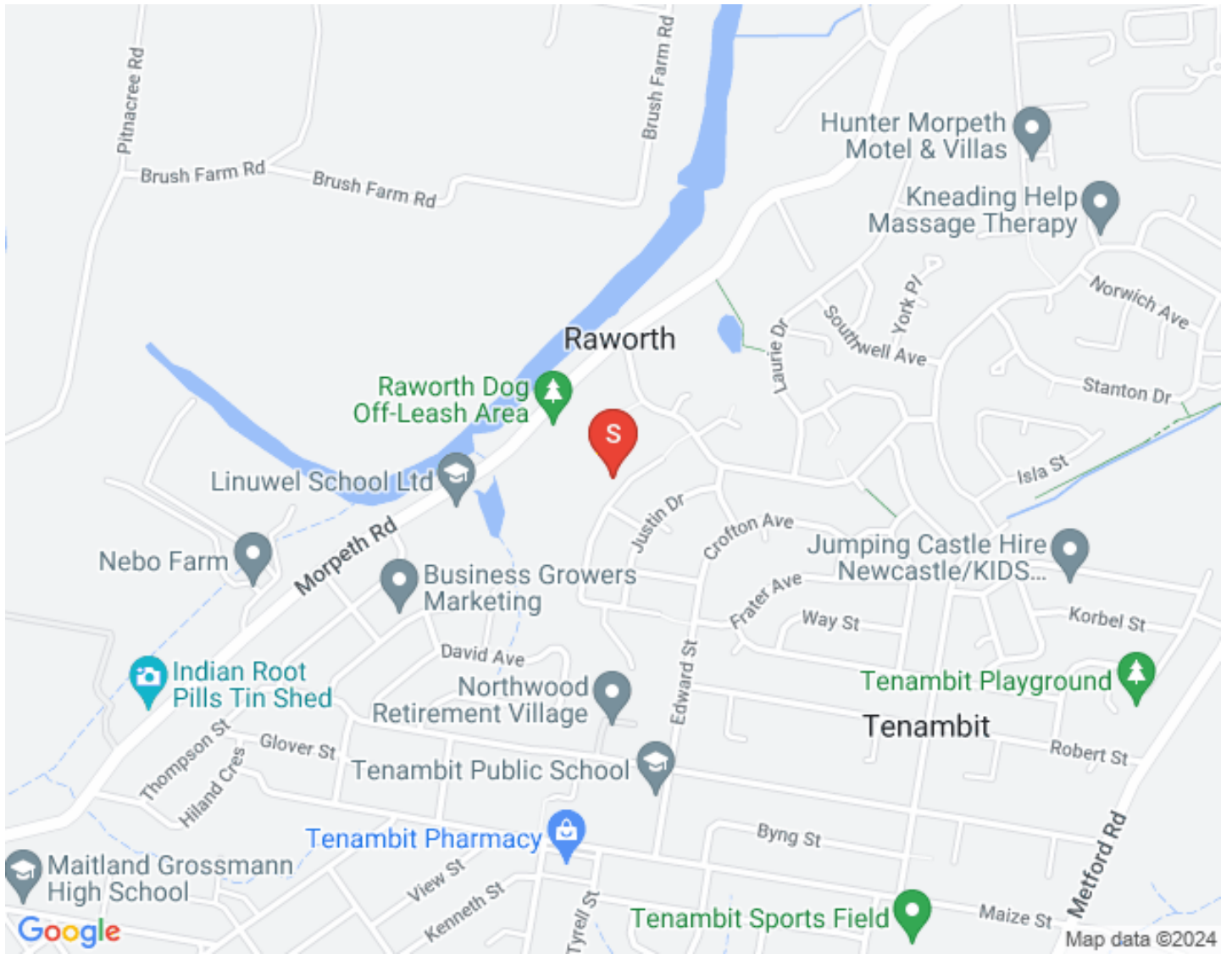
When the vendors look around their home, it♦s not the furniture, finery and finishes that they see, but the cherished memories. Christmas mornings in the sun-drenched living room; gatherings filling the home with extended family; long languid Sundays with the papers on the deck. ♦We can spend hours on the terrace just enjoying being here and experiencing the outdoors.♦

♦It really is a very special place to live, and one that means so much to us. We are looking forward to our next adventure, but we will reminisce about our time here with memories we will always hold dear.♦

This property is proudly marketed by Michael Haggarty and Andrew Lange, contact 0408 021 921 or 0403 142 320 for further information or to book your private inspection.

"First National David Haggarty, We Put You First "

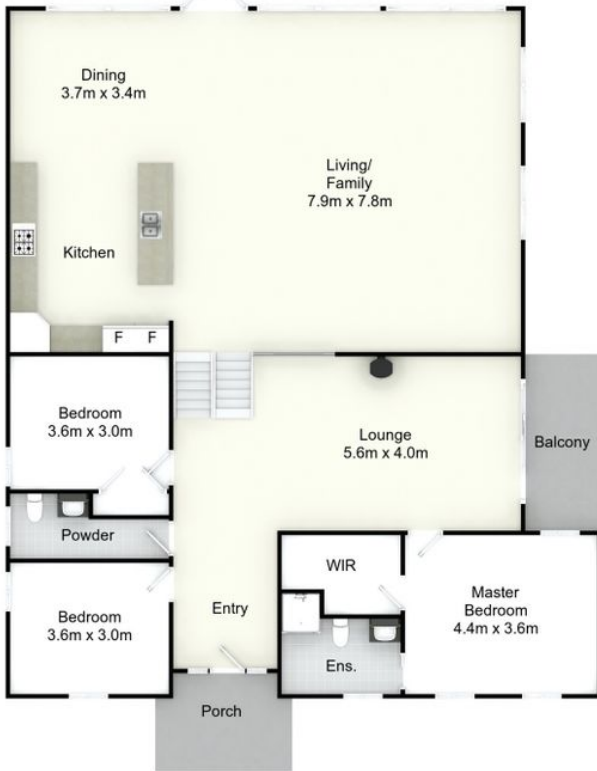
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



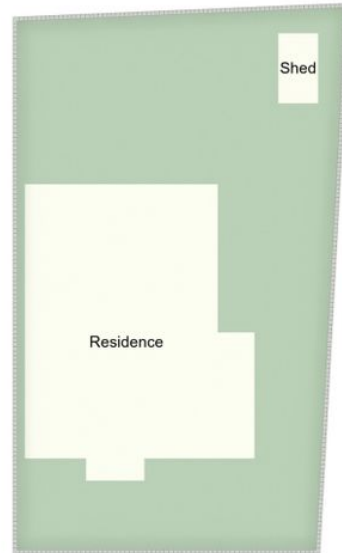
Floorplan



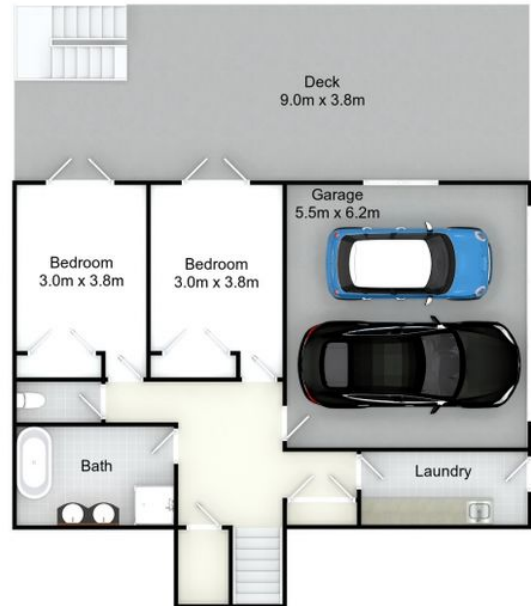
Alfresco/
Balcony
4.0m x 9.1m



Upper Level



Site Plan
Not to Scale



Lower Level



30 Baker Dr, Tenambit

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

Double driveway

Double parking pad

Coloured concrete driveway

Retained gardens

Sandstone stepping stones

Downlights at front

Levels of landscaped garden

New sandstone entry stairs and porch

Jacaranda tree lined street

Entry | Lounge room

Timber floors

Cathedral ceilings

Combustion fire

Sandstone hearth

Gas bayonet

Wall mounted shelf

Pendant light

Fixed triangular feature window

French doors to side veranda

Downlights

Beige painted walls

Solid front door with feature glass side panels

Security mesh screen door

Timber stairs

Main Bedroom | Ensuite

White wall and floor tiles

Single vanity

White plantation shutters

Cathedral glass double hung window

Double towel rail

Oversized shower

Chrome tapware

Wall mounted mirror

Fifth Bedroom | Study

Timber floors

Beige painted walls

2 double hung windows

White plantation shutters

Pendant light

Double hung windows

Kitchen

Elevated position

timber floors

Stainless steel benches

Double sink

Water filtration tap

Flick mixer

Pendant lights

Double fridge cavity

White gloss cupboards

900 stainless steel Smeg dual fuel stove

Timber benches

Westinghouse stainless steel range

Step in pantry

Appliance cupboard

Living | Dining

Timber floors

Downlights

2 stainless steel fans

TV outlet

French doors to upper veranda

Exquisite farmland views

5 double hung windows

Plumbing to install a bar

Upper Veranda

Stunning. open farmland and Howes Lagoon views

Stained timber decking

Retractable shade blind

Power point

Natural gas BBQ point

Ceiling fan

Downlights lights over BBQ

Stairs to lower deck and yard

Bedrooms 2 - 4

Berber carpet

Double door robe

Plantation shutters

Ceiling rose

Double hung windows

Wall mounted shelf in 2nd bed

Beige painted walls

Chalk board wall in 3 Rd bedroom

French doors in beds 2 & 3

Ceiling fans in bed 3 & 4

Main Bathroom

White floor and wall tiles

Beige painted walls

Clear glass shower screen

EDM air vents

Chrome tapware

Bath

Cathedral glass window

Roller blind

Double vanity

Wall mounted mirror

Separate WC

Laundry

White floor and wall tiles

Double cupboard

Built in cabinetry

Bench

Built in washing tub

Double hung window

Security mesh door

Door to external

Double linen press in hall

Retractable washing aired wall mounted

Garage

Internal access

Wall shelves

Double roller door

Window

Multiple power outlets

Fluro lighting

Door to lower deck

Rear

Reserve at the rear currently being rehabilitate with native trees and shrubs 6500 plants

Established fruit trees at rear

Cubby house at rear

Gate to rear

Sandpit

Veggie garden with farm fencing

Fully fenced Colourbond garden shed

Access through to dog park & playground

Extras

Designed by architect Tony Logan

Ventis system

Ducted AC Daikon

NBN connected

Natural gas to the stove, hot water system, heating outlet & BBQ point

Flyscreens

2004 construction

Valley View estate

Tri-level design

Harry Potter cupboard

Comparable Sales



26 LAURIE DRIVE, RAWORTH NSW 2321

5 Bed | 2 Bath | 2 Car
\$890,000
Sold ons: 09/06/2020



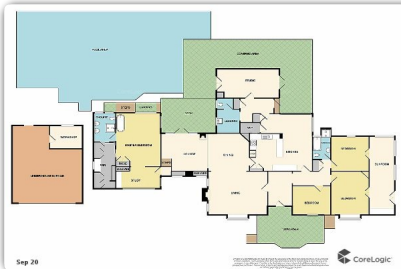
52 LAURIE DRIVE, RAWORTH NSW 2321

4 Bed | 2 Bath | 3 Car
\$920,000
Sold ons: 08/09/2020



12 LUCY PLACE, RAWORTH NSW 2321

4 Bed | 2 Bath | 4 Car
\$935,000
Sold ons: 18/11/2020



5 HIGH STREET, EAST MAITLAND NSW 2323

4 Bed | 2 Bath | 2 Car
\$940,000
Sold ons: 30/11/2020



88 CANTERBURY DRIVE, RAWORTH NSW 2321

5 Bed | 2 Bath | 2 Car
\$980,000
Sold ons: 20/11/2020



10 LONDON AVENUE, MORPETH NSW 2321

4 Bed | 2 Bath | 9 Car
\$900,000
Sold ons: 06/12/2019

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Relevant Documents

[Marketing Contract of Sale](#)

[About Ventis Home Ventilation System](#)

[Pest Inspection 30 Baker Drive](#)

[Building Inspection 30 Baker Drive](#)

Around Tenambit

Offering a Golf Course, main street shopping village with mini mart, handmade chocolatier, butcher, baker, take away shop and newsagent, all you need for day to day essentials is covered. Beryl Humble Sports Complex is home to the Tenambit Sharks Football Club and the Tenambit Morpeth Bulls Cricket Club and just down the road 53 hectares of former Council Pound land is being regenerated by Earthcare Park Landcare Group, to re-establish indigenous plants, birds and animals. Pop to the Tenambit Tavern for a good pub feed and beverage, overlooking the local wetlands.

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

Schools

Linuwel Steiner School

Tenambit Public School

Hunter Valley Grammar School

Maitland High School

Saint Josephs Catholic School East Maitland

All Saints Collage

Maitland Grossmann High School

Saint Bede's Catholic Collage

Maitland Christian School

Saint Aloysius Primary School

Cafes and Restaurants

Boydell's

Morpeth Woodfired Pizza

The Commercial Hotel Morpeth

Teal Cafe East Maitland

Greenhills Restaurant Presinct

The Windsor Castle Hotel

Bread and Water - Maitland Gaol

Hunter River Hotel

Mumma's Coffee

Shopping

Swan Street Deli & Larder
Donarch Chocolate

Foodworks Tenambit

East Maitland Shopping Villiage

Morpeth Butchery

Tenambit Butchery

Stockland Greenhills

Maitland Levee

About Us



MICHAEL HAGGARTY

PRINCIPAL

0408 021 921

mick@fnrem.com.au

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 knowlegde 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 22 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, you can't beat local knowledge and experience.

[Call Mick](#)
[Email Mick](#)

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.