



**first
national**
REAL ESTATE

Maitland

4 Lerra Rd, Windella NSW 2320

Table of Contents

- [Property Gallery](#)
- [Description](#)
- [Floorplan](#)
- [Property Inclusions](#)
- [Relevant Documents](#)
- [Around Windella](#)
- [About Us](#)
- [Disclaimer](#)

Property Gallery


\$650,000 - \$680,000

WELCOME TO WINDELLA




first national
REAL ESTATE
David Haggarty

 (02) 4933 5544

 sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces

3

1

2





Description



Sitting just under two acres and positioned perfectly on a corner block in the sought-after suburb of Windella, this home is ready for a family or a couple to move straight into the home.

As you step onto the property you realise straight away that this is a place of serenity and space. The home sits with a north facing veranda overlooking the established gardens to give you the peace and privacy to fully appreciate the lifestyle this home offers.

Inside the home you are met with warmth and charm through the living areas which bathe the home in natural light and a beautiful wood fire warms the separate dining and updated kitchen.

The family room joins the bedrooms and renovated bathroom to complete the inside and a fully covered span line entertaining area complete with BBQ prep station overlooks the gorgeous pool. This is the perfect package for someone looking to sit back, relax and enjoy themselves.

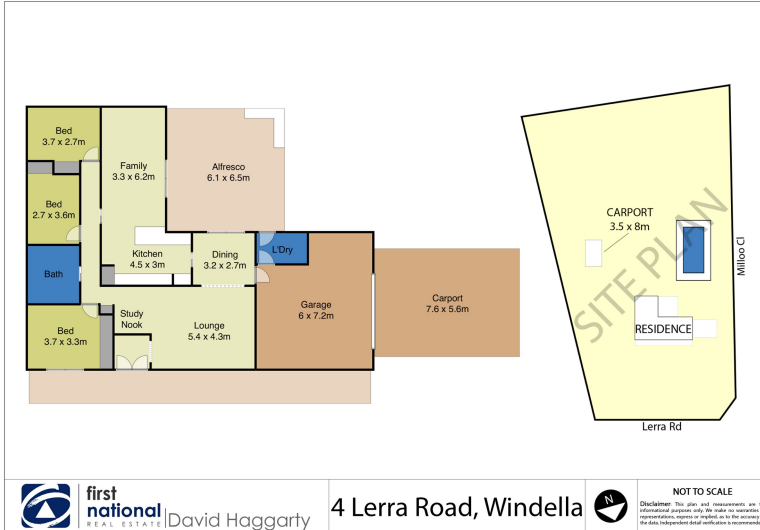
Only minutes from Maitland and 15 minutes from the Hunter Valley Vineyards and Hunter Expressway, this Windella gem has been lovingly looked after by the owners for many years.

- All 3 bedrooms with built in wardrobes
- Main bedroom with Split system A/C
- Living area complete with wood fire
- Second living area with split system A/C
- Covered alfresco area with BBQ prep bench
- Newly renovated bathroom with oversize shower-head free standing bath
- Updated kitchen with granite bench tops

This property is proudly marketed by Luke Simmons, contact 0431 400 093 for further information or to book your private inspection!

" First National David Haggarty, We Put You First "

Floorplan



Property Inclusions



<p>Entrance</p> <ul style="list-style-type: none"> • Double door front entry • Tiled flooring • North facing home • Veranda • Brick and tile <p>Lounge room</p> <ul style="list-style-type: none"> • Wool carpet • X2 Vertical venation blinds • X2 sliding windows north facing • Ceiling fan • Wood fire • With adjoining study nook • X3 double power points <p>Dining Room</p> <ul style="list-style-type: none"> • Cream tiles • Ceiling fan w/light • Vertical venation blinds • Sliding door to entertaining area • X1 double power point <p>Garage</p> <ul style="list-style-type: none"> • Large single LUG • Storage space • Auto Door • Access to Laundry /Entertainment area • Internal access into dining 	<p>Kitchen</p> <ul style="list-style-type: none"> • Updated Kitchen • Granite kitchen top • Cream kitchen cupboards • Electric cooktop • Cream tiles • Led downlights • new self-cleaning oven • X3 double power points • Sliding cavity door <p>Family Room</p> <ul style="list-style-type: none"> • Cream tiles • Split system A/C • LED downlights • Access to entertainment area • Roller blinds • X1 double power point • Foxtel connections • Sliding cavity door <p>Main Bedroom</p> <ul style="list-style-type: none"> • 1x double power point • Queen size room • Split system A/C • Double built in wardrobe • Sliding door to north facing veranda • Roller blinds <p>Bed 2</p> <ul style="list-style-type: none"> • Double in size • Single built in wardrobe • 1x double power point • Single sliding window w/roller blind <ul style="list-style-type: none"> ◦ Ceiling fan 	<p>Bedroom 3</p> <ul style="list-style-type: none"> • Double in size • Single built in wardrobe • 1x double power point • Single sliding window w/roller blind • Ceiling fan • <p>Main Bathroom</p> <ul style="list-style-type: none"> • Fully renovated new bathroom • 1x single power point • Grey tiles • 1x 4way light, heat exhaust fan • Free standing bath • Oversize showerhead • Single vanity • Mirror and vanity storage • <p>Entertainment/Outdoor</p> <ul style="list-style-type: none"> • Fully covered spanline BBQ entertainment area • BBQ prep bar • Established gardens • Garden shed • Cubby house • 2x carports • Apple, orange and plum trees <p>Pool</p> <ul style="list-style-type: none"> • Inground salt water chlorinated pool • Registered • Compliance certificate • Fully fenced
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Relevant Documents

[Contract of sale](#)

[Rental Appraisal Letter - 4 Lerra Rd](#)

Around Windella

Around Windella



Originally known as Windella Downs when the subdivision first opened in the early 1980's it is now just known as "Windella" to the locals. Land sizes in the estate are acreage in nature and it is one of the district's premium suburbs for hobby farmers and those looking for some room for the family to spread alike. With a rural lifestyle and easy access to the Hunter Expressway, shopping precincts and a choice of schools it is easy to see why it has been a popular place to live for over 30 years.

SCHOOLS:

St Josephs of Lochinvar

Lochinvar Public School

Rutherford Primary School

CAFE'S AND RESTAURANTS

The Bradford Hotel

Lochinvar Hotel Motel

Fibonacci Cafe

Dartigan's cafe

ACTIVITIES / SHOPPING

Airds of Lochinvar

Rutherford Super Centre

Rutherford Shopping Complex

Hunter Valley Vineyards

Rutherford Aerodrome

About Us

LUKE SIMMONS | Property sales consultant



For the past decade that Luke has been in the property industry, he has been renowned at building relationships and now calls many clients his friends. Still getting the buzz of excitement and satisfaction that comes with helping clients achieve their goals, Luke goes above and beyond to get the best the market has to offer, allowing his clients to move on to greater things than they had imagined.

With a straight to the point communication style coupled with a kind hearted approach, Luke can be trusted for genuine, practical advice tailored to helping his clients with their move. Luke believes that helping others achieve their dreams, in turn achieves yours!

Having an intimate knowledge of the area and the local real estate market, Luke is a genuine guy with an attention to detail. Luke's keen desire to provide outstanding service leaves him as a logical choice in any property transaction.

Links

[Luke Simmons: First National profile and current listings](#)

[Like FNDH on Facebook](#)

[Check out our property videos on FNDH youtube channel](#)



**first
national**
REAL ESTATE

Maitland

4 Lerra Rd, Windella NSW 2320

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.