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13 Parklands Rd, Largs

Property Gallery

Presented to Perfection

\$759,000



first national REAL ESTATE
David Haggarty

(02) 4933 5544
sales@davidhaggarty.com.au

Bedrooms Bathrooms Car spaces Land size

4

3

2

943 sqm





NSW COVID-19 OPEN HOME INSPECTION PROTOCOL

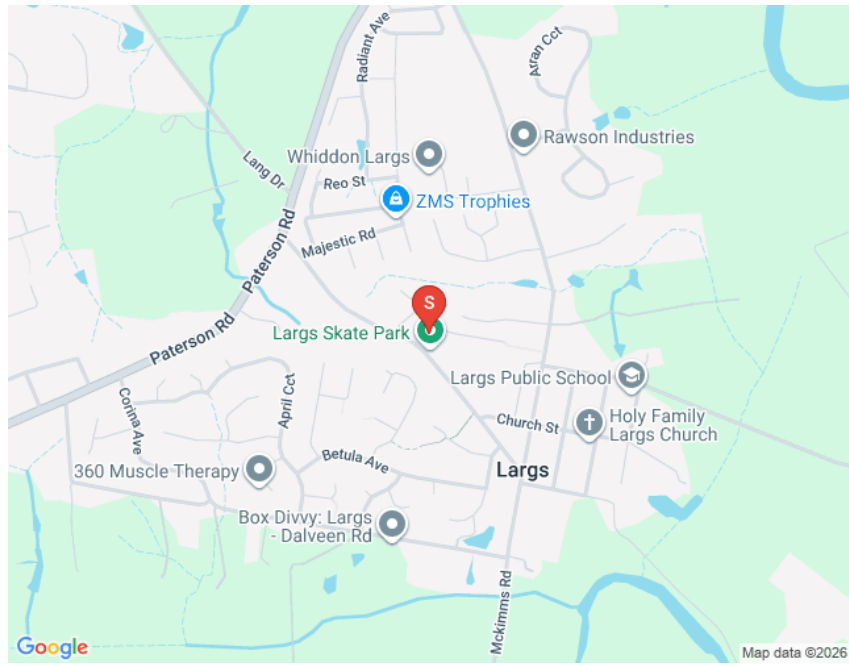
Before our photos, 3D tours and virtual tours, then come to our scheduled Open Home, please ensure you and anyone else who attends remain outside the property at all times. If you are unable to attend, please contact us to discuss the best way to view the property. In addition, we will have a maximum of 10 people in the home at any one time, wearing appropriate social distancing measures.

INSPECTION RULES

- 50% of the maximum occupancy
- Maximum of 10 people including the agent in the home at any one time
- Appointments with 15 minutes between agents and their clients
- No handshakes or hugs
- No open-mouthed coughing or sneezing

First National







13 Parklands Rd, Largs

Description



CONTACT AGENT FOR A PRIVATE INSPECTION

When you inspect a property and see a home as opposed to your next house; it's not the furniture, finery and finishes that you see, but the cherished memories yet to happen. Christmas mornings in the sun-drenched formal living room; children's sleep overs spent sprawling out across multiple living areas, family movie nights in the media room with popcorn and ice-creams and long languid Sundays with the papers on the deck. Welcome to No. 13 Parklands Road Largs, where everyone will feel at home.

Being generous and enthusiastic hosts, the current vendors wanted a home that was conducive to entertaining. Everyone tends to gravitate around the island bench and make themselves at home and the stylish dining zone next to the kitchen provides the perfect setting for everyday and more formal entertaining.

A sea of cabinetry makes a dramatic statement in the kitchen while offering a plethora of concealed storage options and a walk-in pantry. A place for everything and everything in a place.

I wanted a clutter free home. Here there's oodles of storage in every room.

When a spectacular pendant light hung in the right place can be just as striking as a piece of artwork. Here in the formal lounge room the crystal handmade pendants create a sparkling contrast against the neutral backdrop. 12-foot ceilings and plush wool carpet finish complete the space.

A main bedroom should be a sanctuary, a peaceful place and should be treated differently to the rest of the home. Here as you come through the double doors, a palatial master suite opens up with its own veranda, a large built in robe hidden behind the recessed bed cavity. The ensuite will make everyday feel like a holiday with a separate bath and dual vanities each with their own spotlight, wall mounted mirror and sink set in a Caesarstone bench. Even the WC is separate for that complete resort bathroom feel.

The vendors say their favourite element of the home, however, is when the temperature drops and rain threatens to fall; there's nothing lovelier than slipping onto the couch and watching the rain come in from the top level.

Back downstairs and the expansive outdoor living area off the kitchen feels like an extension of the inside. Come through double glass doors and onto the Italian porcelain pavers and into the undercover dining area where the summer sun is neutralised by retractable block out blinds. The paving continues to provide a sunny spot to recline in an outdoor informal sitting area surrounded by greenery and the scent of murraya flower.

Set in a floral garden and with a protected aspect, the calm and breezy second outdoor room at the side of the home with its timber decking and brand-new pergola roof will be a much-loved spot in summer and spring. I can spend hours on the terrace just enjoying being here and experiencing the outdoors say the current owners.

It may be one of the home's more utilitarian rooms, but even the laundry has stylish stamped all over it thanks to the bespoke cabinetry and integrated AEG laundry appliances (which are included with the home).

The location has something for everyone, only 10 minutes from Maitland's CBD or Greenhills Shopping Centre and then onto Newcastle or the M1 making for an easy commute. You will feel a million miles from the hustle and bustle of town living but have all that a major metro city has to offer within striking distance.

Largs itself offers family

lifestyle living in the historic hamlet with attractions for both grownups and little people. One of the country's oldest continual primary schools, a historic pub and bottle shop, a day-care centre operates out of the historic church building, the Holy Family Catholic Church offers weekly services, a hairdresser, general store and newsagent.

I love the peace and tranquillity the home allows us. This is a happy, comfortable place that we will be sad to leave.





13 Parklands Rd, Largs

Property Video



13 Parklands Rd, Largs

Inclusions



FORMAL LOUNGE	
12 foot ceilings	Separate WC with fan light
Wool carpet	2 wall mounted mirrors
3 crystal Italian pendant lights	Large shower with neish
4 double power points	Double towel rail
Plantation shutters	Flick mixer taps
Tile entry	BEDROOMS 2 - 4
2 picture cut-outs	Wool carpet
Glass and timber feature front door	Pendant lights
Linen press	Timber Venetian blinds (white)
	1 double power point
	Built in robe with storage
	2nd bedroom has stutters
KITCHEN MEALS	
Tiled flooring	BATHROOM
High gloss two pack cabinetry	Separate WC with double power point & vanity
Caesarstone benches	4 way light / exhaust
Stainless steel	Separate shower
Westinghouse dishwasher	Frosted glass window
900mm stainless steel	Shutters
Westinghouse electric oven and 6 burner gas cook-top	Built in porcelain bath with flick mixer
Westinghouse glass and stainless-steel feature range	Built in vanity
Pot draws and cupboards	Caesarstone bench
Microwave hole	Flick mixer
Double under bench sink with flick mixer	1 double power point
Walk in pantry with plastic coated steel shelving and window with blind	Wall mounted oversized mirror
7 double power point	Double towel rail
Double opening sliding glass doors to alfresco with sheer drapes	Downlight over vanity
Double security screen doors	Towel storage
Feature breakfast bar pendant light	LAUNDRY
Downlight	New two-pack Kitchen Connection custom made storage including linen basket and ironing storage Internal retractable clothes line
	Glass door to yard with internal blinds
	AEG front loader and dryer (8months old)

Phone connection	Large built in sink
Breakfast bar	Caesarstone bench 2 double power points
MEDIA ROOM	Subway splash back tile
Retractable fan	Exhaust fan
Plantation shutters	
Beige carpet (12 month old)	DOWNSTAIRS POWDER ROOM
3 double power points	Single power point
1 quad power points	Wall mounted mirror
Flyscreens	Vanity with storage
Sliding glass door to Alfresco	Porcelain WC Frosted glass window
Security screen door	Shutters
Block out drapes and sheer curtains	Exhaust fan Towel rail
FORMAL DINING	
2 double power points	ALFRESCO REAR
1 single power points	Undercover and sunny paved area
Gas bayonet	Italian porcelain pavers to match internal tiles
Crystal pendant light	2 outdoor power points
Sheer drapes	Feature pendant over dining area
Glass sliding door to outdoor area	2 spotlights
Diamond grill security screen door to outdoor area	Block out and privacy screens enclose the undercover area
Tile flooring	Tap
Roller external block out blind	Water tank Gravel green walkway to second outdoor living
DOUBLE GARAGE	Hills hoist clothesline
Harry Potter storage cupboard under the stairs	Open lawns Established garden beds
Man-hole	Fully fenced yard
Electric garage door	Gates to park and front yard
Door to rear yard	Light at side of house
UPSTAIRS LIVING ROOM	SECOND ALFRESCO
3 double power points	Decked flooring
1 quad power point	New elevated roofing with laser light sheets
TV and phone connection	Open side for ventilation
Light switches at top and bottom of stairs	Taps
Wool carpet	Double outdoor power point
Block out curtains	Double sliding glass door and screen door to internal
Blinds	2 wall mounted lights
Retractable fan v\ light	Spotlight
Line press x 2	Roller block out blind Gravel pathways with established gardens
MASTER SUITE	Door to laundry
Double door entry	
Picture light at entry	FRONT FACADE
3 double power points	Black aggregate driveway
Plantation shutters	Front porch
Front balcony with lights	Sandstone letterbox
Glass door to balcony	Gates at each side of house
Bed recess	Wall mounted external lights

Pendant light	Rendered front façade
Walk behind full robe with lighting, single power point and double mirrored door robe	Brick side facade Colourbond roof
Full-length plastic-coated steel shelving	EXTRAS Gutter guard
Manhole	Internal and external walls insulated
Wind out Windows	Ceiling insulation
EN-SUITE	Insulation between floors
5 way exhaust heat light	Light switches glow in the dark
Built in bath	Actron 3 zone AC
Frosted glass window	Black porcelain doorknobs
Shutters	NBN connection
Duel sink, Caesarstone bench vanity	Italian porcelain floor tiles
Double power point	Flyscreens through out the house
Floating vanity with storage	
Two over mirror spotlights	



13 Parklands Rd, Largs

Livability Features

- Energy efficient three zone ducted Actron AC
- Rainwater Tank
- Designed for Winter sun and Summer shade. The rear of the property is protected by Summer sun with the overhang of the deep alfresco area especially with the block out blinds dropped
- Outdoor blinds installed in both outdoor living areas
- Designed for cross ventilation to suck cool air through the house and blow hot air out in warmer months
- Insulation between internal and external walls as well as between the floors of the home
- Planted with trees and bushes to shade the house and offer privacy
- Verandas and porches overhanging roof lines to shade the windows
- Gas bayonet for a heater
- Flyscreens on windows and doors
- Ceiling fans
- Plantation shutters and block out curtains
- Gas cooking
- Brick and rendered facade



discover [liveability.com.au](https://www.liveability.com.au) 

The Secrets of a Comfortable Home



13 Parklands Rd, Largs

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	45 Highland Way	4	2	2	August 2019	1,439 sqm	\$855,000
2.	17 Amber Grove	4	2	3	February 2019	1,002 sqm	\$810,000
3.	190 Bolwarra Park Dr	4	3	2	October 2018	1,019 sqm	\$805,000
4.	199 Bolwarra Park Dr	4	2	3	February 2019	2,059 sqm	\$795,000
5.	150C Bolwarra Park Dr	4	3	4	April 2019	1,123 sqm	\$850,000





13 Parklands Rd, Largs

Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)



13 Parklands Rd, Largs

About Largs



Occupying a compact area of only approximately 5 square kilometers, this leafy pocket of the Hunter is ideally suited to families seeking peaceful lifestyle close to the Maitland CBD whilst remaining an easy five minute drive from the inner city and its lively Levee shopping zone. A heritage suburb originally settled in 1821 and boasting Australia's oldest continually running public school there are many historical gem homes scattered among more modern properties.

AROUND LARGS

SCHOOLS:

- Largs Public School
- Saint Peters Maitland
- Maitland Grossman High School

CAFES AND RESTAURANTS:

- Bolwarra general store and cafe
- Greenhills shopping centre
- The Levee
- The Largs Pub

ACTIVITIES:

- Maitland Levee/ Art gallery
- Steam Fest
- Tocal College

[Largs Suburb Profile](#)



About Us

MICHAEL HAGGARTY | 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](#)

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Plans provided are a guide only and those interested should undertake their own inquiry.