

1/259 Warners Bay Rd, Mount Hutton, NSW 2290



Sold Villa

Friday, 3 November 2023

1/259 Warners Bay Rd, Mount Hutton, NSW 2290

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Mel Payne
0429693287



Barry Price
0402140240

\$715,000

Nestled in a prime location just 1.2km from Lake Macquarie Fair Shopping Centre, this single-level North facing villa offers a blend of contemporary design and comfortable living. Key Features: Stunning Kitchen: Enjoy the beauty of stone benchtops and a convenient breakfast bar return, perfect for casual dining. Stainless steel AEG appliances, including a dishwasher, make meal prep a breeze. Modern pendant lighting adds a touch of elegance. Spacious Living: High ceilings throughout the villa create an expansive atmosphere, providing a sense of openness and airiness. Comfortable Climate: Ducted air conditioning ensures year-round comfort, no matter the weather outside. Seamless Indoor-Outdoor Flow: Glass sliding doors from the dining room open up to a fenced alfresco area, creating a perfect space for entertaining guests or simply relaxing outdoors. Private Master Retreat: The master bedroom boasts an ensuite, offering a private sanctuary within the home. Well-Appointed Bathrooms: The main bathroom features a separate bath and shower, catering to both relaxation and convenience. An added bonus of a huge linen cupboard in the hall way. Bedroom Comfort: All bedrooms are equipped with ceiling fans for added comfort. The second and third bedrooms also include built-in robes, providing ample storage space. Convenient Parking: A single lock-up garage with internal access provides secure parking, with an additional open parking space available. Accessible: This villa was designed to be disability friendly for wheelchair access. Location Highlights: Only a short drive to the picturesque shores of Lake Macquarie, offering a range of recreational activities. Vibrant Warners Bay Esplanade, with its array of cafes, restaurants, and shops, is a mere 3.2km away. Proximity to Lake Macquarie Private Hospital, ensuring peace of mind for you and your family. Currently leased for \$650 per week. Lease expires May 2024. Strata fees - \$2,176 per annum Council rates - \$1,434 per annum Water rates - \$894 per annum*approximates only Don't miss the opportunity to make this meticulously designed villa your new home. Contact us today to arrange a viewing!