

# 1 Barromee Way, North Arm Cove, NSW 2324



## House For Sale

Wednesday, 20 March 2024

1 Barromee Way, North Arm Cove, NSW 2324

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 3

**Area:** 657 m2

**Type:** House



Tom Woods

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**\$815,000 - \$885,000**

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPs' to 0428 166 755. The Agent Loves: "With its picturesque location, beautiful internal features and versatility with studio accommodation, this is a truly unique coastal home to live in, enjoy and love." The Location: Discover the tranquillity of living in North Arm Cove and enjoy a peaceful and tight-knit community. For boating enthusiasts, the area offers the added convenience of moorings, providing easy access to the water and the opportunity to embark on leisurely weekend adventures. With its picturesque surroundings and a delightful blend of natural beauty and modern comforts, North Arm Cove serves as the perfect backdrop for a lifestyle of serenity and leisurely living. Maitland - 49 min (59.8km) Stockland Green Hills - 43 min (60.5km) Newcastle - 54 min (65.4km) The Snapshot: Embrace the chance to own a slice of paradise, where the beach is just a 100-metre stroll away. This corner block gem offers not just a stunning home but also an additional studio. Savour the tranquil water views from the front and rear balconies, offering a serene backdrop for morning coffees and evening soirees. Situated in a coveted waterfront community, this property promises a lifestyle location where every day feels like a holiday. Don't miss out on this brilliant opportunity for coastal living at its finest. The Home: Discover the epitome of coastal living in this exquisite two-storey home in a quiet cul-de-sac within the serene enclave of North Arm Cove. Positioned on a 657.6 sqm corner block, it is a testament to lifestyle and comfort, offering the perfect blend of community spirit and tranquil waterfront living. As you step inside, you're greeted by an atmosphere of warmth and elegance. The heart of the home resides upstairs, where an open-plan layout encompasses a kitchen, dining, and lounge area. This space is adorned with rich timber floorboards and a striking timber-panelled ceiling, further enhanced by a combustion wood-burning heater. Natural light floods in, framing the breathtaking water views, while front and rear balconies provide the perfect vantage points to soak in the serene surroundings. Recently renovated, the bright and modern kitchen boasts custom cabinetry, high-end Miele appliances, and breakfast bar seating. The main residence offers three bedrooms, each with built-in wardrobes. The master bedroom has its own ensuite, ensuring a private retreat for relaxation. A three-way main bathroom serves the home with a large built-in vanity, shower, bath, and separate powder room. Further enhancing the versatility of this home is the studio apartment downstairs, accessible via a separate entry. Recently repainted, it includes a bedroom, custom kitchen, dining area, and bathroom. An external door opens to a private courtyard, offering an intimate space for relaxation or entertainment. Situated in a vibrant waterfront community near the tranquil waterways of Port Stephens, residents enjoy a village atmosphere complete with a community hall hosting regular events, a community tennis court, and the pristine Sunset Beach just a 100-metre stroll away. For boating enthusiasts, public boat ramps are only 10 minutes away, while the holiday destinations of Tea Gardens and Hawks Nest are a mere 20-minute drive, offering endless leisure and dining options. Here, you'll find the perfect balance of peaceful living and community engagement. 1 Barromee Way is a unique opportunity to secure a lifestyle property in a coveted location, where comfort meets convenience in a setting of unparalleled natural beauty. SMS 1Bar to 0428 166 755 for a link to the online property brochure.