

**1 Marana Street, Bilambil Heights, NSW 2486**

base

**Sold House**

Saturday, 17 February 2024

1 Marana Street, Bilambil Heights, NSW 2486

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Steve Riding  
0438365457

**\$940,000**

Nestled on a premium corner block in a quiet street, this affordable brick and tile family residence boasts ocean and valley views. Favourable first impressions are of a charming two-level residence amidst one of the best gardens on the hill. I can personally vouch for the hundreds of hours of effort, patience and love that went into creating and maintaining it. The mature Poinciana tree is a real standout. Freshly painted and carpeted, the versatile floorplan offers light-filled family living with plentiful windows and glass doors to allow the outside in. The air-conditioned Living area boasts two glass sliders that open up to the front patio and lush manicured gardens with too many varieties of shrubs flowers, plants and trees to mention here. Dining is a breeze courtesy of a cosy dining area, breakfast bar and classic family kitchen. Also on this level is the enclosed sunroom, laundry, and small bathroom. Upstairs offers three good size bedrooms, the massive Master including an ensuite and dedicated viewing deck to take in the lush surrounds and cool mountain air. The main bathroom includes a tub, and a separate wc completes this comfortable package. Other positive features include: • Upgraded Solar Power System (18 panels) • Upgraded Solahart Hot Water System • Internal Entry Double Garage with Auto Doors • Garden Shed • School bus stop a few doors away Just down the road you have the local shops: General store, takeaways, coffee shop, hairdressers, bottle-shop, doctor and chemist. In the village of Bilambil is another general store and petrol station as well as the highly regarded Bilambil Primary School. Also at the bottom of the hill you have the new SPAR supermarket and delicatessen, bakery, Westbrew Coffee and ATM. Yes, welcome to the top! Just 8 minutes to the freeway, 15 minutes to the airport.... and yet a world away from the cares of the day.