

1 Warruga Street, Kilaben Bay, NSW 2283

House For Sale

Wednesday, 6 December 2023



1 Warruga Street, Kilaben Bay, NSW 2283

Bedrooms: 3

Bathrooms: 2

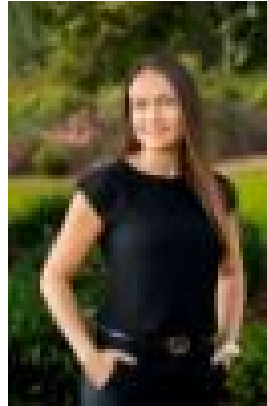
Parkings: 2

Area: 701 m2

Type: House



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Price Guide \$799,000

A treasured home for almost 30 years, this dual level gem is ready to welcome a new family who will love the peaceful lakeside lifestyle and the chance to make this place their own with some modern updates. Positioned on a generous 701sqm block with a prized nor-easterly rear aspect and council reserve next door, you've got access to the lake nearby at Kilabean Bay Reserve & Playground a leisurely 10 minute stroll from home. The design of this home has the main accommodation upstairs where you will find three bedrooms plus a sunroom, bathroom, and lounge, dining, and kitchen spaces. A balcony overlooking the adjoining reserve is the perfect spot to sit and enjoy the pleasant lake views. On the lower level find a family room, second bathroom, laundry and internal access to the double garage. A large yard with versatile studio is a blank canvas for a green thumb to create a garden of their choice. You'll love being a mere four-minute drive from the delights of Toronto, boasting a line-up of cafes and eateries, waterfront playgrounds, aquatic adventures, plus have a choice of schools at your fingertips. - Dual level brick and tile family home on 701.9sqm block with NE rear aspect - Council reserve as next-door neighbour and pleasant lake views from upstairs - Living areas and a bathroom upstairs and down, main with winter fire and a/c - Kitchen with electric cooktop and dishwasher - Three bedrooms upstairs all fitted with a built-in robe - Sunroom and living room open to balcony, large yard with versatile studio - 3.3km to Coal Point Public School, 2.3km to St Joseph's Primary School, 3.4km to Toronto High, 5.8km to Charlton Christian College, 7.6km to St Paul's Catholic College - Train station - 10mins, Newcastle - 35mins, Hunter Valley - 40mins, Sydney - 80mins via M1

Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery & Charlotte Nelmes today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.