

**10 Lagoon Avenue, Bolwarra, NSW 2320**



**House For Sale**

Saturday, 4 May 2024

10 Lagoon Avenue, Bolwarra, NSW 2320

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 752 m2**

**Type: House**



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## Expression of Interest

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" 10 Lagoon Ave, is one of the best Hamptons inspired homes we have seen. Custom-built with practical living in mind, the property boasts ample storage, high-end appliances, and luxurious inclusions. Our favourite feature is the rear entertaining area overlooking the Lagoon, offering a seamless connection to the home's indoor living space. This house truly represents the epitome of sophisticated living".

The Location Immerse yourself in the potential and beauty of this Bolwarra home. This prime location is known for its picturesque landscapes, tree-lined streets, and friendly community atmosphere. In addition, there are an array of local shops, schools and recreational areas just a stone's throw away, while easy access to Stockland Green Hills and the charming suburb of Lorn ensures access to all the Hunter Valley has to offer. Maitland – 4 mins (2.7 km) Stockland Green Hills – 10 mins (8.1 km) Newcastle CBD – 41 mins (36.9 km)

The Snapshot This stylish and immaculately presented home has been finished to perfection, leaving nothing left to do at this gorgeous Hampton-inspired family haven. Step inside this exceptional split-level home, where you'll immediately appreciate the grandeur of the ceiling heights - 2,750mm to the upper level and a soaring 3,780mm to the lower level. A thoughtfully designed mud room adds both practicality and style, while ducted air conditioning, modern plantation shutters, and stylish light fittings contribute to the home's refined elegance.

The Home Step into a world of luxury and elegance with this meticulously crafted "Sloane Home" at 10 Lagoon Avenue. Built in 2020 with artful attention to detail, this Hampton's style residence offers a sophisticated lifestyle for families or couples seeking to indulge in a luxurious custom-built home. The stunning property overlooks the serene lagoon and picturesque rural vista, providing a perfect backdrop to your dream lifestyle.

Inside this exceptional home, a split-level design showcases an immaculate Hampton-inspired kitchen with an open-plan meals and living area with a gas fireplace. Grey timber look tiles flow throughout, with large stacking doors offering seamless access to the impressive outdoor alfresco area. The gorgeous custom kitchen boasts Hampton-style cabinetry, 40mm stone benchtops, a 900mm Smeg Victoria Dual fuel freestanding cooker, and a modern butler's pantry featuring under-cabinet strip lighting and subway tile splashback, all set under soaring high ceilings.

Adjacent to this primary living space, the formal dining/sitting room adds to the home's allure. Its moody and stylish design is both functional and welcoming, while sliding doors offer access to the rear entertaining space, creating the perfect integration of indoor/outdoor living flooded with natural light.

The home includes four generous bedrooms, with the option for a fifth bedroom or home office. Bedrooms 2, 3, and 4 each come with walk-in or built-in robes, complemented by a central Children's Activities Room. The main bathroom features floor-to-ceiling tiling, a freestanding designer bath, and a Hampton's inspired floating vanity.

Retreat to the master suite, where plush carpets, a custom walk-in robe, and sliding door access to the external parent's retreat await. An ensuite, complete with stone benchtops, LED smart touch lighting, and plantation shutters, adds a touch of luxury to the suite.

Outside, the centrepiece of this outstanding residence is the in-ground saltwater pool by Boutique Pools, offering stunning views over the lagoon and rural vista. Adding to the outdoor haven is a contemporary alfresco entertaining area that features a built-in outdoor BBQ kitchen, louvred windows, stone benchtops, and signature floor tile, all wrapping around the pool to create a truly extraordinary space.

Gorgeously maintained gardens, both front and back, enhance the appeal of this remarkable residence, while the classic Hampton-inspired white picket fence and double garage with internal access complete the picture.

SMS 10 Lag to 0428 166 755 for a link to the online property brochure.