

10 Yanco Street, Tingira Heights, NSW 2290

House For Sale

Saturday, 10 February 2024

10 Yanco Street, Tingira Heights, NSW 2290

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 704 m2

Type: House



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Guide \$700,000

**** Inspections by Appointment - no opens at this stage. ****Tucked away in a tranquil cul-de-sac, moments from lakeside recreational delights and convenient shopping, sits this expansive family residence, thoughtfully reimagined for comfort and versatile living. At the heart of this well-appointed home is a light, bright, renovated kitchen, with ample benchspace and storage, as well as a servery to the air-conditioned dining, making family meal times a breeze. On the balmy days, throw open the sliding doors to the covered alfresco and discover a pleasant outdoor setting enjoying leafy views to the hilltops beyond. At the other end of the dining room, is a huge, sun-filled family room which will accommodate many a gathering, as well as catering to cozy family movie nights complete with popcorn. These spaces are perfectly laid out for effortless entertaining – the kids can run about in the family room and adjoining yard, while the adults soak up the serenity and calm, enjoying good conversation while supping on a beverage or two in the spacious alfresco. And when the day is done, you can step into the air-conditioned master suite, a peaceful haven with a spacious mirrored robe, and enjoy the proximity of the adjoining lounge room – the perfect retreat for quiet moments after the children are tucked up safely for the night. Located in a separate wing is the kids' zone, with three double bedrooms, each with built-in robes, along with a bright family bathroom with bath, shower, and separate toilet, for ease of bedtime routines. Outside, a lush, landscaped lawn, and a double garage grace the expansive block. Offering ample space for play equipment and family activities, this spacious yard invites you to further shape it to your vision – capitalising on the family friendly essence of the home. Picture a sparkling pool surrounded by an inviting entertaining area, adorned with strategically placed landscaping and built-in seating, or the potential installation of a granny flat (STCA) to enhance the property's versatility. Here you can unleash your creativity, turning this outdoor canvas into your own personalised haven. This home is also equipped with solar panels, not only embracing green energy efficiency but also translating into significant savings on your power bills. Enjoying an elevated position, this well-appointed family home is conveniently situated near serene Lake Macquarie and breathtaking beaches, providing ample recreational options. Close proximity to Lake Macquarie Square and Bennetts Green ensures easy access to shopping, while a selection of schools – including St Pius Holy X, Windale Public School, Hunter Sports High, and St Mary's Catholic School – adds to the convenience for families. The nearby bypass ensures a smooth and efficient commute, adding to the overall accessibility of this location. With the home move-in ready, there remain one or two small projects awaiting your personal touch. But meanwhile you can revel in the comfort of spacious living and entertaining in this delightful family home. Arrange an inspection today!

Features include:

- Expansive family residence on a sizeable block in a tranquil cul-de-sac location.
- Renovated kitchen, with abundant storage and benchspace, Bosch dishwasher, stainless steel appliances and two pantries.
- Spacious living and entertaining areas include a formal lounge; a light-filled dining; an enormous sunlit family room; as well as a covered alfresco with elevated leafy views.
- Four well-proportioned bedrooms include a privately situated master with mirrored robe and air-conditioning, and three additional bedrooms with built-in robes.
- Bright family bathroom with bath and separate shower, as well as separate toilet.
- Dual laundry options: one adjacent to the kitchen, with potential for a butler's pantry/laundry combo, and another in the covered alfresco, with the possibility of converting it into a plumbed outdoor kitchen.
- Lush, landscaped lawn on an expansive block with potential for a pool or granny flat (STCA) and a couple of small projects awaiting your finishing touches.
- Double garage and fenced off-street parking for further vehicles.
- Includes solar panels for enhanced energy efficiency and reduced power bills.
- In an elevated position with pleasant leafy outlooks, in a location handy to Lake Mac, beaches, shopping, schools and transit links.

Outgoings: Council Rates: \$1,920 approx. per annum

Health & Safety Measures are in Place for Open Homes & All Private Inspections

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