

104 Rigney Street, Shoal Bay, NSW 2315



House For Sale

Wednesday, 20 December 2023

104 Rigney Street, Shoal Bay, NSW 2315

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 418 m2

Type: House



Aramis Pincovai
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Tony Short
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Price Guide: \$1.12m - \$1.22m

Set in a leafy street in lovely Shoal Bay is this Torrens Title villa that will have you saying, "Eureka!" Finding a near-new single-level home, feature-packed and in a sought-after suburb is like striking gold. This duplex has been designed specifically for the retiree/downsizer but is also very suitable for young families. Making your way past the separate driveway and simple-yet-lovely front gardens, you'll be greeted by the front porch and entryway—a great spot to have your morning coffee and take in the filtered early morning sun cascading through the treetops. Upon entry, you'll find a bright and fresh home within, with lots to love. The master suite is generous and features plush carpet, a split-system air conditioner, and a ceiling fan that will keep you comfortable year-round. The walk-through robe provides ample space for two, with built-in cabinetry and sliding mirror robe doors hiding lots of hanging space. Beyond that leads to a luxurious ensuite tiled to the ceiling, with a walk-in shower and floating vanity. Further down the light-filled, northerly aspect of the home, you'll find two more large and bright bedrooms with built-in robes and ceiling fans. There is internal access from the single garage toward the center of the home, along with the generous laundry with built-in cabinetry and laundry hamper plus the generous main bathroom. There, you'll find a large stone-topped floating vanity, tiles to the ceiling, and a bath to soak in and relax. In addition, there is a separate powder room for guests. The main space of the home is the open-plan kitchen, dining, and living area that is bright and airy, connecting seamlessly with the alfresco. With the split-cycle air conditioner, ceiling fan, and roller blinds, this light-filled space can be tempered for any season. The kitchen has a large waterfall stone bench-top, plenty of drawers, and a wonderful walk-in pantry. With the breakfast bench and adjacent dining area, you'll always be a part of the conversation while preparing a gourmet meal. The covered alfresco is ideal for those Summer BBQs while watching the kids run and play in the lush grass at the rear. There is ample space out there to add a pool*, garden patch, or even a shed*. This is a very rare opportunity to buy a single-level home that is only a few years old, feature-packed, and in a great pocket of Shoal Bay. Ideal for anyone seeking easy, low-maintenance living, a holiday home, or something to downsize to. Contact our friendly sales team to book your private viewing or to find out more.

Features:+ 4000L Rain tank supplying the garden taps, laundry & toilets+ 2.7m high ceilings throughout+ 6KW split-system air conditioner in the main living area+ 8 Solar panels, Solar hot water & 3 Solatube skylights+ DA approved 2019 & Build completion August 2020+ Bosch dishwasher, range hood, cooktop & oven+ Remote access garage & private driveway

Location:+ 4 Beaches within walking distance- Shoal Bay, Box, Wreck & Zenith Beach+ Shoal Bay has a bustling restaurant & cafe strip+ Shoal Bay is landlocked by National Park with no space for expansion+ 5-minute drive to the Nelson Bay CBD+ 35-minute drive to the Newcastle International Airport+ 50-minute drive to the Newcastle CBD+ 2.5-hour drive to Sydney