

**105A Myles Avenue, Warners Bay, NSW 2282**



**House For Sale**

Saturday, 15 June 2024

105A Myles Avenue, Warners Bay, NSW 2282

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 307 m2**

**Type: House**



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## Contact Agent

Beautifully renovated to deliver stylish, modern living within an effortless duplex design, this appealing torrens title residence impresses further with its location, as it sits peacefully on the fringes of highly desirable Warners Bay. Perfect for buyers seeking low maintenance living with absolutely nothing to do, the home has recently undergone a full renovation, showcasing a stunning new kitchen and bathroom, new floors and an elegant neutral palette. Prized open-plan living creates an inviting hub, where the space opens out naturally to a charming alfresco space. Perfectly private - and wonderfully easy to care for - this space is relaxed and picturesque, ideal for entertaining or simply unwinding after a long day. Completing the interior are three generous bedrooms, an internal laundry, and a lovely little atrium, with parking provided in the single garage. Less than five minutes from the popular Warners Bay Foreshore, the property also offers easy access to a vast array of shops, dining and services along Hillsborough Road and within Warners Bay. Charlestown Square's major shopping hub can be reached in around 10 minutes, while that commute into Newcastle CBD takes just over 20 minutes. - Tranquil, effortless retreat set on quiet cul-de-sac fringed by bushland - Solid brick-and-tile and torrens title duplex recently renovated to deliver fresh, stylish appeal - Attractive landscaping and a pretty front patio welcome you to the property - Airy, well-planned layout elevated by refined neutrals, modern downlights and plantation shutters - Charming open-plan boasts timber floors and two sets of doors to enhance indoor-outdoor flow - Gorgeous new kitchen flaunts two-tone cabinetry, stylish tile backsplash and sleek stone counters, complemented by quality appliances and island breakfast bar - Private alfresco entertaining on covered alfresco and adjoining deck, framed by easy-care landscaping - Central atrium offers additional alfresco space - Generous proportions through three bedrooms, each with large built-in robe and ceiling fan - Sophisticated bathroom features deep bathtub, walk-in shower and separate WC - Further functionality from split-system AC, laundry with yard access, and single garage - Close to zoned Warners Bay Public School and High School - Lovely lakeside dining and walking paths less than five minutes from the front door - Fantastic access to shops, dining and services such as gyms and childcare

**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.