

# 111 Ross St, Belmont, NSW 2280



## House For Sale

Friday, 9 February 2024

111 Ross St, Belmont, NSW 2280

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 5**

**Type: House**



Louise Vico

**\$3,999,000 - \$4,300,000**

Exclusive Landmark Ross Street Estate. This is a destination home that oozes optionality. Currently configured with six bedrooms, five bathrooms, twin home offices, twin oversized home theatre / recreation rooms (one with wet bar) and a third-floor wellness zone with unsurpassed views of Lake Macquarie. There are two enormous entertaining decks facing the lake, one fully covered and the other open to magnificent sunsets or an evening by the fire pit. The rear of the property receives all day sun and boasts a self-contained studio that can be used as a teenager retreat or home office/business setup, together with an 80,000-litre saltwater swimming pool that is shielded from neighbours, providing your own private sanctuary. The sheer scale of the property allows for a fully self-contained two- or three-bedroom ground floor residence in its own right and provides family and friends with plenty of space and privacy to enjoy their stay. This is all nestled on an ample 1090m<sup>2</sup>, perfectly landscaped and securely gated block, this home has everything you need to live life to the fullest by the lake. Adjacent to Green Point Reserve and the Belmont foreshore, lifestyle choices abound. Spend your days relaxing on beautiful Lake Macquarie boating, fishing, or stand-up paddle-boarding, take a short stroll down to the foreshore cafes for your morning coffee or to the newly refurbished Belmont 16s Sailing Club for a cocktail or two at the stylish Martha, the region's coolest new cocktail bar. You're also only 10 minutes from pristine, patrolled local beaches, 20 minutes from the Newcastle CBD, one hour from Pokolbin in Hunter Valley wine country, and around ninety minutes from Sydney. A sweeping staircase leads up from the polished marble entrance foyer to the heart of the home on level one, where you will find a large modern kitchen featuring a spectacular island bench, high-end appliances (Miele, Vintec) and an abundance of storage. The vista from the kitchen is a picture-perfect framed view of Lake Macquarie. Looking across the living room to the covered balcony, you'll find a perfect spot to soak in those lake views, have a drink and watch the world go by. Features include:

- Open plan living with magnificent 180-degree lake views
- Six generous bedrooms, five with built-ins, Master with ensuite and private balcony
- Five bathrooms; three with spa baths
- Twin home office spaces, one set up as a study / wine cave
- Third floor wellness zone with unsurpassed lake views
- Home theatre room + Billiards / recreation room with wet bar
- Two enormous entertaining decks facing Lake Macquarie
- Miele and Vintec kitchen appliances
- Ducted vacuum on all levels
- Twin ducted AC systems; split system on 3rd floor
- Ducted vacuum on all levels
- 13 kW solar system to minimise energy costs
- Manicured lawn and gardens with automated irrigation
- Garaging for five vehicles or any combination of toys. 2.1m height clearance for boat/trailer
- Detached self-contained studio with split A/C, shower/toilet and private entry
- 11.6 x 5.1 secluded view saltwater swimming pool (80,000 L)

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