

# 112 Bar Beach Avenue, The Junction, NSW 2291

## Sold House

Friday, 8 September 2023

112 Bar Beach Avenue, The Junction, NSW 2291

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 910 m2

Type: House



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**\$4,375,000**

Step into a world of timeless elegance with this stunning double brick family home, proudly standing as a testament to the Australian Federation era. Built in 1914, this architectural masterpiece flaunts all the hallmarks of its era, boasting 12ft ornate plaster ceilings, elegant leadlight windows and doors, and beautiful timber floors that whisper stories of a bygone era. Meticulously renovated with a sympathetic touch, this home seamlessly blends the charm of yesteryear with the comforts of the 21st century. Now featuring five bedrooms and four bathrooms, it offers ample space for the entire family to thrive. The formal lounge and dining rooms exude grandeur and provide an ideal setting for hosting unforgettable gatherings, while the contemporary new eat-in kitchen effortlessly marries style and functionality. Step outside to the series of verandahs that wrap around the home. Multiple sets of French doors create a seamless flow between indoor and outdoor living spaces, allowing gentle breezes and natural light to breathe life into every corner of the home. Whether you choose to unwind with a book in hand or entertain guests in style, these verandahs will be your go-to spots, while the private gardens and swimming pool will be a big hit with every member of the family. Prepare to be pleasantly surprised as you ascend to the upper level, guided by a staircase adorned with love hearts. Here, the wonderfully spacious and light-filled family room awaits. Featuring a second full-size kitchen, complete with a bar fridge and beer keg, this space effortlessly transforms into the ultimate entertaining hub. A double garage awaits behind an electric gate, providing secure parking and ample storage space for vehicles and cherished possessions. With a security system, ducted a/c, and ducted vacuuming, comfort, convenience and peace of mind come together effortlessly. Nestled in the heart of one of Newcastle's most sought-after areas, this gorgeous property grants you access to a wealth of activities and amenities. Wake up to the blissful embrace of Bar Beach, a 10-minute stroll away, inviting you to start your day with a refreshing surf or an ocean swim. For the sports enthusiasts, nearby Empire Park offers a playground for tennis, soccer, and lawn bowls. For a dose of retail therapy, a barista made coffee, or day/night dining, stroll across the road to The Junction or wander to nearby Darby Street. - Double block totalling an impressive 908sqm with R3 zoning on corner of Watkins Street- Polished timber and parquetry flooring, two ornamental fireplaces- Stunning new island kitchen with induction cooktop, dishwasher, coffee machine, breakfast nook with built in table and seating- Renovated main bathroom with freestanding bath, large shower, twin vanities- Split level master suite with sitting area, walk-in robe, ensuite, and garden access- Triple garage behind electric gated driveway, workshop, 4th bathroom ideal for pool use- Upper level family room with verandah, third bathroom, full kitchen, custom cabinetry- Laundry room with ironing centre- Smartphone controlled security cameras- Footsteps to The Junction Public School & St Joseph's Primary, 5 min drive to Newcastle Grammar

OUTGOING Council rates: \$4,731.82 approx. per annum Water rates: \$858.51 approx. per annum\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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