

# 116 Government Road, Shoal Bay, NSW 2315

## Sold House

Thursday, 21 March 2024

116 Government Road, Shoal Bay, NSW 2315

Bedrooms: 4

Bathrooms: 4

Parkings: 4

Area: 613 m<sup>2</sup>

Type: House



Dane Queenan  
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Erin Sharp  
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**\$1,925,000**

Step into luxurious coastal living with this impeccable residence that seamlessly blends spaciousness, entertainment, and modern elegance. Nestled just 1.2km from the iconic Shoal Bay strip and 1.4km from Fingal Bay, this extraordinary home is a rare gem in the highly coveted Shoal Bay area. As you enter, be greeted by the allure of polished timber flooring that guides you through the expanse of this lavish abode. The home is designed for entertainment and relaxation, boasting a dedicated media room and ducted air conditioning throughout, ensuring comfort and enjoyment for all. The heart of the home lies in the open-plan kitchen, dining, and living area, where luxury meets functionality. The kitchen is a chef's delight, featuring a Butler's Pantry, opulent 40mm stone benchtops, and top-of-the-line appliances. From here, seamlessly transition to your outdoor oasis, where an undercover patio, self-cleaning saltwater pool, paved fire pit zone and a substantial detached shed/workshop await, offering endless opportunities for outdoor enjoyment and recreation. With a total of four generously sized bedrooms, each boasting walk-in robes, four bathrooms and three living areas, this home effortlessly accommodates family and friends with ease. Multiple parking spaces ensure convenience for all residents and guests. Beyond the confines of this magnificent home lies the enchanting beauty of adjoining bushland, allowing for leisurely walks to multiple beaches, cafes, and the esteemed Shoal Bay Country Club throughout the year.

Uncompromising on size, style, and practicality, this residence is sure to captivate a multitude of discerning buyers. Don't miss your chance to own this rare find in Shoal Bay - schedule your viewing today and embrace the epitome of coastal luxury living. With its unparalleled combination of features and location, this property won't last long on the market. Please contact Dane Queenan on 0412 351 819, Tristan Esquilant on 0435 642 942 or Erin Sharp on 0400 560 067 to arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals.\*For all terms and conditions when bidding at auction, please refer to the bidders guide enclosed in the information package. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.

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