

12 Burgin Way, Warners Bay, NSW 2282



Sold House

Friday, 1 September 2023

12 Burgin Way, Warners Bay, NSW 2282

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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Contact agent

Introducing a truly captivating property that embodies luxurious living across two well-designed levels, offering an exceptional family-oriented lifestyle. With a total of 4 bedrooms and 2 bathrooms, complemented by a conveniently placed 3rd toilet on the lower level and a spacious double garage, this home is a harmonious blend of comfort and practicality. Nestled within a tranquil neighbourhood, this residence provides the perfect balance between seclusion and accessibility. A brief stroll or drive will lead you to the serene Lake Macquarie, allowing you to relish the pleasures of lakeside living. Elegance and functionality converge in the spacious master bedroom, complete with a walk-in robe, ensuite, and an exclusive balcony – an idyllic retreat within your own home. The open-plan layout seamlessly connects the kitchen, lounge, and dining areas, creating an inviting ambiance awash with natural light. The kitchen stands as a testament to culinary excellence, boasting top-tier stainless steel appliances, including a generous Smeg 5-burner gas oven, and stone benchtops. A walk-in pantry adds convenience and organisation to the culinary space. Beyond the main living area, discover three distinct living spaces, including a media room, offering versatility and ample room for leisure. For those who seek a productive corner, a thoughtfully positioned study nook awaits on the lower level. Comfort is assured throughout all seasons with ducted air conditioning, while the presence of a ducted vacuum system and back-to-base security system adds to the modern conveniences. Features:

- 4 bedrooms, master with walk-in robe and ensuite
- 2 bathrooms and a separate powder room downstairs
- 3 living areas
- Dedicated media room
- Ducted air conditioning throughout
- Modern kitchen with gas cooking, stainless steel appliances, walk-in pantry, and plenty of cupboard space
- Double garage with drive through access to backyard
- Backyard with rear access gate

Step outside to an inviting entertaining deck that overlooks a lush, grassy backyard. Whether for tranquil mornings or social gatherings, this space sets the stage for memorable moments. Your vehicles find their haven in the double garage, conveniently designed with drive-through access to the backyard, ensuring practicality meets efficiency. This property reveals a hidden gem—an uncommon rear access to the backyard, presenting an opportunity for a pool installation or shed construction (subject to LMCC regulations), catering to your personal desires and needs. Beyond its own confines, this residence enjoys a privileged location approximately 1km away from the lake and cycleway, inviting recreational adventures. Its proximity to Biddabah Public School, merely 1km away, and its inclusion within the zoning of Warners Bay High School, underscore its appeal as a family-friendly haven. In summary, this home stands as an embodiment of modern living, offering both style and substance, convenience and versatility. Don't miss the chance to own this remarkable property in sought-after Warners Bay. For more information, please contact Amy Houston & Alex Cockburn at McFarlane Real Estate on 024954 0399. From all of us at McFarlane Real Estate, we wish you every success in your search for your new property. If you would like more details on this property or to chat about one of the many other properties, we have available please call or email us today.