

# 12 Upton Street, Soldiers Point, NSW 2317

## House For Sale

Friday, 23 February 2024

12 Upton Street, Soldiers Point, NSW 2317

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 500 m2

Type: House



Dane Queenan  
0249842000



Tristan Esquilant  
0249842000

## **Auction if not sold prior**

Nestled in the tranquil enclave of Soldiers Point sits this immaculate, single level home where classic charm meets modern elegance. Boasting a timeless brick façade, the home invites you into a world of refined comfort and seaside sophistication. As you step inside, you are greeted by the warmth of floating timber flooring, complemented by a crisp colour palette and exquisite timber panelling, evoking a sense of coastal tranquillity. Natural light floods the home through large windows, accentuated by energy-efficient LED lighting, creating an airy and spacious ambiance throughout. The heart of this home lies in its thoughtful open-plan design, seamlessly integrating the living, dining and kitchen areas. The oversized kitchen is a culinary haven, featuring a quality breakfast bar, premium appliances and chic, shaker-style cabinetry, creating the perfect, convenient space to prepare meals. Venture outside to discover your own private oasis, where a large undercover deck beckons for stylish alfresco entertaining. Overlooking the lush green lawn and fully fenced backyard, this outdoor haven is perfect for hosting gatherings or simply unwinding with your favourite beverage as the kids play in the sunshine. Retreat to two spacious bedrooms, each adorned with built-in wardrobes and ceiling fans, providing comfort and tranquillity for you and your guests. The bathroom, in its original yet well-maintained condition, offers a bright and airy space to rejuvenate and unwind after a long day. Additional features include split system air conditioning, a European laundry and a single lock-up garage with internal access ensuring convenience and practicality. Beneath the deck, extra storage space awaits to accommodate all your belongings. This gorgeous home must be seen to be fully appreciated, offering a perfect blend of style, comfort and functionality. Positioned in a quiet neighbourhood mere moments from the water, enjoy easy access to Cromarty Reserve and picturesque walking trails, while nearby attractions such as Bannisters Port Stephens and Wanda Beach Shopping Village provide endless opportunities for leisure and recreation. Embrace the coastal lifestyle you deserve in this idyllic retreat, where every moment is a celebration of seaside living at its finest. 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. 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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