

122 Floraville Road, Floraville, NSW 2280

 LJ Hooker Belmont

House For Sale

Monday, 15 April 2024

122 Floraville Road, Floraville, NSW 2280

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 613 m2

Type: House



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Guide \$1,300,000 - \$1,400,000

Tucked away on a serene service road, this meticulously crafted residence unveils an ingenious dual-level layout, tailored to cater to a large family or two households seamlessly. Boasting breathtaking coastal views from the front and back as well as captivating sunrises over the front deck and sunsets of Lake Macquarie from the rear, this impeccable home is now on the market for the very first time. From the moment you enter the electric driveway gate and park in the double garage, to the sustainable features like the edible garden with rainwater tanks and a solar system promising minimal running costs, this residence showcases an array of impressive features and eco-friendly amenities. The layout is designed to offer two self-contained levels, providing five bedrooms, three bathrooms, separate lounge and dining spaces both upstairs and down, and two immaculate kitchens. The upper-level home office offers a spectacular backdrop of lake and mountain scenery, while the full-length front verandah and rear balcony become your go-to spots for watching ships sail up the coast and experiencing unforgettable sunrises and sunsets. The meticulous presentation of this home allows for an easy move-in, with the added opportunity to infuse your own style with modern upgrades in the future. Adding to the appeal, Floraville's popular school is just 700m away, the doorstep bus service ensures a stress-free commute between Belmont and Charlestown, and Lake Macquarie Square is a quick five-minute drive, providing ultimate convenience and easy access to all your needs. Come the weekend, choose between Lake Macquarie or the beautiful Redhead Beach for water sports, surfing, and family fun. - Dual-level brick and tile home on a 613.4sqm block capturing ocean and lake views - Double garage and workshop with two auto doors behind an electric driveway gate - Lower level accessible separately with two bedrooms, two bathrooms, lounge, kitchen, and dining/sunroom - Upstairs offers three bedrooms, one bathroom, lounge, eat-in kitchen, and a study - Split system air conditioning upstairs and down, security shutters, and window tinting - NVR Swan security system, 5kW solar system - Proximity: 2.4km to Belmont High, 2.6km to Belmont Christian College Council Rates: Approx. \$2,379.97 p.a. Water Rates: Approx. \$818.69 p.a. (We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)