

13 Orinda Avenue, North Gosford, NSW 2250

Sold House

Thursday, 5 October 2023

13 Orinda Avenue, North Gosford, NSW 2250

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 604 m2

Type: House



Neil & Helena Mani

\$1,185,000

Tucked away amongst beautiful bushland with the tranquil sounds of nature, a unique opportunity presents itself with this private oasis. This extra-large family home comprises of three spacious levels, offering multiple entertaining zones, 5 bedrooms, 4 bathrooms, ample storage and various cooling devices throughout and plenty of room for comfortable living. The 5th bedroom and 4th bathroom are conveniently located on the lower level in a self-contained studio, making this the perfect home for a blended or extended family. The kitchen is equipped with modern appliances and ample storage space, making it a delight for any home chef. The dining area is perfect for hosting dinner parties or enjoying family meals. Outside, you will find a well-maintained backyard and garden, perfect for enjoying the outdoors or for children to play. The lush green grass and beautiful plants create a serene atmosphere, making it a great space for relaxation or entertaining. Located in a desirable neighbourhood, this property offers a peaceful and family-friendly environment. The surrounding nature and nearby parks provide opportunities for outdoor activities and leisurely walks. The home comprises of:

- Large gourmet kitchen flowing onto formal dining room, leading through to naturally lit, carpeted living area with air conditioning, ceiling fan and balcony.
- Access to enclosed sunroom via the dining room
- The parents retreat is located on the middle, entry level and offers a large master bedroom with a ceiling fan, expansive walk-in and built-in wardrobes, an ensuite with a large vanity, separate shower and spa bathtub, plus a bonus spacious rumpus room with built in study nook. The master bedroom is also lined with double lay "sound check" lining boards
- 3 sizeable bedrooms located on the upper level, all carpeted with ceiling fans and built in wardrobes
- Main family sized bathroom with large vanity with ample storage, separate shower, bath and toilet
- Self-contained studio located on the lower level, offering a teenagers retreat inclusive of the 5th bedroom, a mirrored built in wardrobe, combined living area, ensuite and kitchenette
- Large double garage with workshop bench, panel lift remote control door and internal access
- Extra driveway for a caravan or boat and off-street parking for an additional 3 cars
- Valet ducted vacuum system with 5 inlets throughout the home
- Ample storage throughout the home, including under house storage
- Astounding ventilation including 3 whirly birds and an electrical sub-floor ventilation system to keep the home cool all year round
- First and second storey are constructed primarily from brick and concrete
- Third storey is constructed with brick veneer, framing timbers (all 4 x 2 Oregon) used in the interior walls and load bearing walls. 450mm CTC studs were used in the construction of all of the walls.
- Traditional levelled backyard with manicured lawns, fully enclosed with Colourbond fencing
- Internal laundry located on the lower level with access to the 4th bathroom and large hot water system
- Sufficient interior and exterior entertaining zones

On offer is the ultimate Central Coast lifestyle with bush-walks around the corner and pristine beaches just a short drive away. With your choice of schools, hospitals and entertainment options growing every year, North Gosford is perfectly positioned to enjoy the best of both worlds, with the Sydney CBD only a 79.6km drive or short train trip away. North Gosford has experienced solid capital growth over the years with low rental vacancies in the area, with many people working locally or commuting to Sydney just a few days each week. Notice: Whilst all care is taken by N & H Mani Pty Ltd ACN: 129 654 780 to provide correct information, this information is not tested for accuracy, currency, or completeness, and N & H Mani Pty Ltd makes no warranty or guarantee, whether express or implied as to the accuracy, currency, or completeness of the information and/or any representations made to you. You agree and accept that all information and any representations provided by N & H Mani Pty Ltd shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. You also accept and further agree that as an express condition of having access to, and use of this information and any representations made, you will make and only rely on your own enquiries and will seek and or obtain your own independent financial and legal advice. To the maximum extent permitted by law, N & H Mani Pty Ltd shall not be liable to you, or any other person for any direct, indirect, or consequential loss or damage of any kind whatsoever caused by the use of, or reliance upon, any information or representations contained herein. Bed: 5 Bath: 4 Car: 4 Agent: Neil & Helena Mani 0409 220 363