

# 139 Andrew Road, Valentine, NSW 2280

## House For Sale

Saturday, 25 November 2023

139 Andrew Road, Valentine, NSW 2280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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## Price Guide on Request

As you begin your descent from the crest of Andrew Road, you can't help but feel a sense of awe from the panoramic vistas unfolding before you - this is your first peek at the potential magic on offer at number 139. The shimmering lake, silver today and azure tomorrow, is framed by Mt Sugarloaf and its surrounding leafy hilltops, and forms the backdrop for many of the rooms in this well-appointed family home. Designed for entertaining, each of the living rooms feature dazzling views from their elevated position. A formal lounge, carpeted and air-conditioned, invites relaxation. The dining space extends to an expansive north-facing sunroom, framed by picture windows and fitted with blinds, creating an inspiring setting for year-round entertaining. From here, you can step seamlessly onto the large tiled balcony, to pause, relish the fresh air and bask in the breathtaking views. The adjoining kitchen has stone benchtops and a kitchen island - and its own set of views. And its central position means that even while guests are mingling and enjoying the outlook, the chef of the day won't be left behind in the conversation. For summertime family fun, this elevated home is nestled amidst terraced gardens, featuring a level lawn, and refreshing pool with an outdoor cabana comprising a plumbed and wired kitchen, a dedicated change room and a convenient storage room. The four bedrooms, each equipped with robes, includes a master bedroom with walk-thru robe and ensuite. The remaining rooms share a modern family bathroom with a bath, shower, and a separate powder room. Downstairs, the home features a laundry, an additional powder room, and a garage. The remainder of the under-house space has been configured into versatile multipurpose areas, ideal for a teen retreat or as convenient storage for all your sporting gear. Nestled in the naturally beautiful Valentine area, this address provides an excellent opportunity to explore the picturesque lake surrounds. Boasting a prime location - only a few hundred metres to Bennett Park boat ramp, and the numerous walking trails of Green Point, as well as a short trip to Valentine Public School and Croudace Bay Park and playing fields. For shopping, Valentine Village is well equipped, while the supermarkets and specialty stores in Warners Bay and Belmont are only a short drive away. While already comfortable, this home offers a myriad of possibilities for reconfiguration and refurbishment to align with your personal taste. We invite you to explore and inspect - prepare to unleash your creativity! Features include:

- Elevated home with panoramic vistas of Lake Macquarie and Mt Sugarloaf.
- Four bedrooms with built in robes, master with walk-thru robe and ensuite.
- Large dining and living spaces showcasing panoramic views.
- Expansive sunroom, framed by picture windows, more than doubling the living space in the home. This room flows out onto a wide balcony, providing exceptional vistas and additional spaces for entertaining.
- Large pool with adjoining outdoor cabana, plumbed and wired, with a purpose-built change room and storage area.
- Landscaped lawn where kids and pets can play, or the adults can mingle while supervising the kids splashing about in the pool.
- Garage, laundry and additional powder room downstairs as well as multipurpose spaces for teen retreat or storage of your sporting gear.
- Set in family friendly Valentine, with a great school, shops, parks and playing fields, and a good range of shops at the Village, whilst being near to both Warners Bay and Belmont shopping areas. Mere metres from Bennett Park boat ramp and numerous lakeside activities.

Outgoings : Council rates - \$2,317 per annum approx. \*\*\*\* Health & Safety Measures are in Place for Open Homes & All Private Inspections 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 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.