

14 Excalibur Parade, Valentine, NSW 2280

Sold House

Friday, 25 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 609 m2

Type: House



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\$1,100,000

Positioned across from a lush bush reserve, where native birds serenade you with their melodic tunes, this cherished family abode offers a tranquil oasis in the heart of Regal Glen's cul-de-sac. On the ground floor, you've got a double garage and a multi-purpose room, which could easily become a fourth bedroom or private home office. Upstairs is where the rest of the accommodation awaits, cleverly laid out. The open plan living area seamlessly moves from indoors to the great outdoors – front and back. Now, the question is, will you prefer lounging on the northeast-facing front verandah, soaking in the morning sun, or hanging out in the Queensland room, where you can gaze over the professionally landscaped gardens and the inviting saltwater pool? This place has been beautifully maintained ready for you to move in. Make it your own by sprinkling your unique touches and turning it into your dream home. There's a playground footsteps from home, and a bush stroll for dog walking. Valentine Public School is a leisurely 800m stroll away, making drop-offs smooth sailing. When it's time to venture a bit, Warners Bay and Belmont are a short hop away by car. Lakeside dining, boutiques that beg for a browse, and grocery shopping await. The revamped Thomas H Halton Park and its futuristic playground are basically your new neighbours at a mere 1km distance – endless excitement for everyone. There's bushwalking and picnic areas at Green Point, or if your nautical side is itching, head to Bennett Park or Eleebana and set sail on gorgeous Lake Macquarie.

- Dual level brick and tile family home on 609.1sqm block with prized north-easterly aspect- 4 zone ducted a/c provides year round climate control- Double garage with two auto doors and convenient internal access into home- Bright and airy lounge and dining opens to front verandah with awning and rear Queensland room with external blinds- Kitchen appointed with electric hob, oven and dishwasher- 3 bedrooms with built-in robes, new ceiling fans, versatile 4th bedroom/office downstairs- Master ensuite, full family bathroom with corner bath and shower, separate w/c- Beautiful, terraced backyard with grevilleas and natives that attract birds- Covered entertaining area, saltwater pool- 10 minute stroll to school, 6.6km to Warners Bay High- 2km to Belmont Hospital

OUTGOINGSCouncil rates: \$1,998 approx. per annum
Water rates: \$767.52 approx. per annum***Health & Safety Measures are in Place for Open Homes & All Private Inspections
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