

**14 Wells Avenue, Thrumster, NSW 2444**

STONE

**House For Sale**

Thursday, 13 June 2024

14 Wells Avenue, Thrumster, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 625 m2**

**Type: House**



David Geary  
0413681125



Nathan Owen

**\$1,200,000 - \$1,300,000**

Before you even step through the impressive front door you will know that this is a very special family home set on a corner block in the increasingly popular Sovereign Hills master-planned precinct. White rendered with accent blonde brick and white colorbond fencing set the tone for a coastal inspired home recently built by award winning local builders Adenbrook, with many upgrades to an already impressive list of inclusions. Three access points to the rear garden with a double and single gate at the front and an additional double gate at the side. Space for a caravan, boat and heaps of north facing outdoor play area for children and pets add to this impressive home's appeal.- Living: open plan living/dining/kitchen area with sliding doors leading to an undercover alfresco entertaining area. White plantation shutters on windows. - Kitchen: large Pyrolytic oven and induction cooktop; kitchen island and so much cupboard space and a spacious walk-in pantry.- Bedrooms: 4 bedrooms with the master featuring a luxury ensuite and walk-in-robe, built-in robes in the other 3 bedroom.- Bathrooms/toilets: ensuite and man bathroom with shower and bath, toilet downstairs next to laundry (with laundry chute) and mud room.- Flooring: hard wearing vinyl timber look flooring throughout downstairs and stairs; carpeted in all bedrooms, tiled covered alfresco area. - Air-conditioning and solar: fully ducted Daikin air conditioning (7 zones); ceiling fans in every room, 6.6kw solar and hot water system.- Media room: on the ground floor and a parents' or child's' retreat upstairs are welcome spaces in this cleverly designed home. Ethernet wiring throughout the home with NBN connection. - Outdoor & parking: the home sits on a 625<sup>2</sup> block with a private north facing back garden; caravan/boat slab with 15amp supply; plumbing & electrical provision for pool; double garage with shelving.- Location: set within the Sovereign Hills master-planned estate, with nearby vibrant town centre with supermarket, cafes, retail, gymnasium, Choice of schools from early learning to a university within close driving distance; medical specialist precinct, hospital and airport within ten minutes' drive. Port Macquarie CBD and beaches less than 10kms and the main Sydney - Brisbane highway a few minutes away. Very strong rental returns.