

15 Marlin Avenue, Floraville, NSW 2280

House For Sale

Tuesday, 13 February 2024

15 Marlin Avenue, Floraville, NSW 2280

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 506 m2

Type: House



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AUCTION

This charming family home embraces the beauty of its surroundings, immersed in stunning lake views and captivating Mount Sugarloaf sunsets visible from both levels. Offering a tranquil lakeside lifestyle filled with serenity and seclusion, this home boasts a layout designed for versatility. The lower level features a spacious living area complete with a convenient kitchenette along with a third bedroom accompanied by a second bathroom providing an ideal space for teens, guests or extended family members to enjoy their own private retreat. Upstairs, the main accommodation is thoughtfully staged to take full advantage of the breathtaking views overlooking the lake, creating an inviting and serene atmosphere for everyday living and entertaining. The kitchen is the heart of this space anchoring two separate living areas - giving you three in total - while two additional bedrooms, and a beautifully renovated main bathroom are tucked away for privacy. Head out the back and find a covered deck and landscaped gardens ideal for alfresco entertaining. Highly sought-after Floraville local school is just 900m away, while, both Belmont High and Belmont Christian College are a mere five-minute drive away. Your choices for grocery shopping are abundant with Lake Macquarie Square, Jewelstown Plaza, Warners Bay Coles and Aldi, and Belmont Citi all nearby. Dive into the excitement of water sports on Lake Macquarie or head to Redhead Beach for an exhilarating surfing experience. - Dual level home on 505.9sqm block elevated up on the high side of the street- Freestanding single garage with handy storage area- Versatile lower level featuring living area, kitchenette, air-conditioned bedroom and bathroom/laundry- Bright open plan design upstairs with timber floors, two separate living areas, and sky-lit kitchen with gas stove- Two upper level bedrooms both with built-in robes, main with a/c and external sunshade- Front verandah to take in the views, rear deck and gardens for private alfresco enjoyment- 10 minute drive to Croudace Bay Boat Ramp on shores of Lake Macquarie- 10 minute drive to Redhead Beach, 25 minute drive to Newcastle city centre* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.