

# 17 Manamoi Close, Niagara Park, NSW 2250

propertycentral

## Sold House

Saturday, 23 September 2023

17 Manamoi Close, Niagara Park, NSW 2250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1069 m2

Type: House



Kieran Easton

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**\$1,065,000**

Occupying an expansive 1,069m<sup>2</sup> allotment with a dreamy acreage ambience and useable grounds, this impressive property offers an unparalleled lifestyle opportunity in a super convenient and sought-after locale. Set in a peaceful cul-de-sac with exquisitely lush grounds and offering a stunning, fully renovated home that is sophisticated and flawlessly crafted across a sprawling single-level design, this versatile floorplan offers indulgently relaxed elegance, a neutral colour palette, and an abundance of natural light throughout. The extensive glazing embraces the lush natural surrounds and beautiful blooming flowers and vegie patches, attracting a wide range of natural birdlife. Sit back and enjoy all of this from your dedicated outdoor alfresco enclosure and fenced courtyard. Just one of the multiple beautiful spaces thoughtfully created for you to settle in and enjoy the immersive peace and privacy, this is a property that truly is a must-see! Features include:- Stunning family sanctuary set on an oversized 1,069m<sup>2</sup> allotment; beautifully landscaped and exceptionally private, backing onto a council reserve.- Captivating entry framed by established gardens and district valley vistas invites you in to discover spacious, light-filled interiors enhanced by a beautiful brick feature wall, a fresh contemporary colour palette, and high-quality fixtures throughout.- Four generously portioned bedrooms in total – all with built-in robes and ceiling fans. The fourth bedroom is super versatile; it has direct access to the second bathroom, making it perfect for extended family, older children, or guests.- Striking gourmet kitchen with a brilliant breakfast bar, crisp white cabinetry, an abundance of storage, including a walk-in pantry with an extra utility bench, an integrated dishwasher, designer pendant lighting and finishes, and stainless steel appliances with a natural gas cooktop.- Open-plan living and dining, and your choice of living areas to choose from, each with their own distinct style and mood, including a cosy lounge room tucked away at the end of the home, perfect for winding down on quieter evenings.- Indulgent main bathroom: fresh and naturally light, complete with freestanding bath, rainfall shower, and floor-to-ceiling tiles; stunning!- Internal laundry with a convenient second bathroom.- The ultimate outdoors package: a fantastic covered alfresco entertaining zone, perfect for all-year-round entertaining, centres in the enclosed courtyard with a garden shed, perfect to keep the kids and pets close by. All overlooking the open, lush soft grasses, vegie patches, and natural bush back drop - a peaceful and private sanctuary. Plenty of space for the swing set, trampoline, and to play soccer, or simply sit back and watch nature pass by. - Perfect package offers the dreamy acreage feel without the big maintenance.- Parking is a breeze for multiple cars, boats, or trailers - double highset carport with full length driveway that takes you right through to the rear of the property and then wraps around to the side lane access on council land and back to the cul-de-sac- Storage shed complete with ride on mower – great storage for all the garden tools.Extras include: NBN-connected, reverse-cycle air conditioner, ceiling fans, an abundance of storage, quirky wine storage, LED lighting, natural gas cooking, heating and hot water, a storage shed, and water tanks.This unique opportunity will suit buyers looking for a lifestyle property which blends location and quality into one exceptional package – where you can feel a world away from everything, yet still be within easy reach of every suburban convenience. Local shops, cafes, supermarket and schools are all just minutes away. Public transport is close by, and easy access is available to the M1 motorway, placing Sydney and Newcastle within easy reach for commuters. Gosford CBD and waterfront and a selection of magnificent bush walks and beaches also await. For further details, or to arrange your inspection, call Jodie Walsh on 0424 914 364 or Kieran Easton on 0413 164 308 today.