

# 17 Marangani Avenue, North Gosford, NSW 2250



## Sold House

Wednesday, 20 March 2024

17 Marangani Avenue, North Gosford, NSW 2250

Bedrooms: 4

Bathrooms: 2

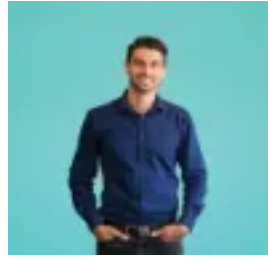
Parkings: 2

Area: 609 m2

Type: House



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**\$1,300,000**

The ultimate family retreat, blending designer luxury with effortless everyday living. This stunning residence has been built to the highest standards and extensively customized to maximize its position, outlook, and liveability throughout. The expansive split-level floor plan allows for privacy and space, with multiple living and entertaining zones, both indoor and outdoor. Quality fixtures and fittings can be found throughout, from the feature kitchen marble tiles to the 40mm stone counters, the blackbutt timber staircase with feature lighting, and the ceilings with skylights. This family residence truly has it all! Features include:- Superbly located in the highly desirable suburb of North Gosford. Newly built and perfectly positioned on a sun-filled 609sqm allotment, thoughtfully designed with all living areas enjoying a northerly aspect.- Light-filled and lavishly appointed interiors spread across an expansive split-level design, enhanced by high ceilings, feature skylights, and a fresh contemporary color palette.- Striking gourmet kitchen with 40mm Caesarstone counters, waterfall ends to the grand island bench, 900mm oven with gas cooktop, and feature marble tile splashback.- The open-plan main living zone encompasses the kitchen and a generous living and dining zone before effortlessly leading to the covered outdoor alfresco area and swimming pool.- The private and weather-protected alfresco area overlooks the grassed backyard and heated swimming pool, with blackbutt hardwood decking and outdoor ceiling fans making for year-round entertaining.- Fully fenced backyard complete with a fire pit area and built-in wood fire pizza oven, superb for family entertaining.- Master suite is complete with plush woollen carpet, a generous walk-in robe with custom fit-out, and a private garden outlook. The lavish ensuite showcases floor-to-ceiling tiles, a wall-hung vanity with stone counter, and a spacious rain shower, providing a spa-like experience.- Three additional bedrooms, all beautifully appointed and offering built-in robes with custom fit-out cabinetry and ceiling fans.- The large family room captures the leafy vista of the bush reserve and houses a built-in study nook.- Internal laundry with outdoor access, abundant linen and general storage, built-in ironing board, and additional storage throughout the home.- Oversize double garage with additional space for large vehicles or a workbench, structurally engineered driveway.- Exquisite landscaping showcases engineered retaining walls, drainage, and irrigation, with a variety of Australian native plants. Extras include: 6.6kw Solar system, four-zone ducted air conditioning, downlights throughout living spaces, dimmable lighting to all lower-level living areas. Additional power points throughout the house. Ceiling fans appointed to all bedrooms, rumpus room, and alfresco entertaining area. Sensor lighting for staircase, additional data cables to TV locations, bedroom four, and both study alcoves. Plunge pool with inverter heating and lighting. NBN to premises. A superb fusion of quality, elegance, and contemporary comfort, within easy access to every lifestyle benefit of the Central Coast. Close to local shops, schools, and public transport (bus and train), and an easy drive to the University of Newcastle (Ourimbah Campus) or the M1 Motorway for connection to Sydney or Newcastle. The shopping meccas of Westfield Tuggerah and Erina Fair, and a selection of beautiful beaches, bushwalks, and waterways are also within a 20-minute (approx.) radius. Council Rates: \$1,292pa Water Rates: \$994pa