

**2/10 Howard Street, Warners Bay, NSW 2282**



**Sold Villa**

Friday, 6 October 2023

2/10 Howard Street, Warners Bay, NSW 2282

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 136 m2**

**Type: Villa**



Kathleen Matinlassi  
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**\$880,000**

Located in one of our prized Warners Bay locations this incredible 2 bedroom villa is now available. I'm Kathleen Matinlassi with a very rare opportunity to have both water views and level walking distance to our local shops and cafes. Imagine your morning walks along the water and meeting friends for lunch at the cafes. The 2 bedroom villa features lake views from your kitchen, dining and open living room looking straight down Howard Street to the glistening water. Inside, the garage has internal entry into the large open living space, with a picture window framing the lake views. The kitchen is pleasantly spacious with its separate dining and bay window. The bedrooms are generous capturing the morning sun, and the access to your courtyard is easy with plenty of privacy to entertain and relax. This home is not going to auction, and if you have to sell to buy, just ask me how. \*Only 4 villas together on the property, own driveway and garage \*Not restricted to over 55's living, available to rent \*Internal entry from auto garage, lockable door \*Large open and clear paved courtyard without homes overlooking \*Plenty of outdoor space for dog and level walk to parks \*Kitchen with lake glimpses, single drawer dishwasher, electric cooktop \*Open to large dining space with large window \*Split cycle air conditioning to cool and heat throughout \*Freshly painted throughout, carpet and flooring in good condition \*Master bedroom king size with double mirror wardrobe \*Second bedroom queen size with double mirror wardrobe \*Large bathroom with corner shower, separate toilet \*Laundry with easy access to large open and paved courtyard \*Sunny east facing space without homes or apartments overtop the yard \*Private and open, room for a pergola and entertaining, side access with gate \*Pet friendly with parks and pathways nearby \*Council rates approximately \$433.50 per quarter \*Water rates approximately \$161.53 per quarter \*Strata fees approximately \$655.00 per quarter \*Level walk on same side of road to Aldi, then easy stroll to Post office and Coles \*Approximately 150m walking distance to water \*Detailed features list and offer form available \*Please enquire for features list and watch the showcase video From all of us at Ray White Warners Bay- North Lake Macquarie - Toronto - Wangi Wangi , we wish you every success in the search for your next property. If you would like more detail on this or to chat about one of the many other properties we have available please call or email us today..DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document