

# 2/2B Bagnall Avenue, Soldiers Point, NSW 2317

## House For Sale

Tuesday, 12 March 2024

2/2B Bagnall Avenue, Soldiers Point, NSW 2317

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction If Not Sold Prior

Nestled mere footsteps from the pristine beachfront, this opulent duplex epitomizes the pinnacle of coastal luxury living. Set across two meticulously crafted levels, this residence is a testament to refined elegance and unparalleled comfort. Upon entry, guests are enveloped in a coastal-inspired ambiance, accentuated by a palette of soothing hues and enriched with the warmth of timber accents, creating an atmosphere of timeless sophistication. Expansive skylights and generously proportioned windows suffuse the interiors with an abundance of natural light, illuminating the exquisitely designed open-plan layout. At the heart of the home lies a chef's dream kitchen, boasting immaculate white cabinetry, a state-of-the-art induction cooktop, and luxurious stone countertops, epitomizing sophistication and functionality. Adjacent to the kitchen, the living room beckons with a sleek fireplace, meticulously crafted to evoke an ambiance of refined relaxation, and seamlessly extending onto a balcony, offering panoramic vistas of the serene coastline. The sumptuous main bedroom is a sanctuary of indulgence, adorned with tasteful timber detailing, a capacious walk-in wardrobe, and an extravagant ensuite, complete with 'his' and 'hers' vanities lavishly appointed with stylish gold accents. Meanwhile, the additional two bedrooms offer an oasis of comfort, each equipped with ceiling fans, ducted air conditioning, and bespoke built-in wardrobes. Every aspect of the bathrooms exudes luxury, with the main bathroom featuring a statement freestanding bath and an ambiance of understated opulence through neutral tones, inviting one to unwind in absolute serenity. Descending to the lower level, a second living area seamlessly transitions onto the outdoor entertaining space, where a built-in BBQ area serves as the ideal venue for hosting soirées amidst the coastal breeze, epitomizing the art of alfresco entertaining. This abode is equipped with the latest in modern conveniences, including energy-efficient LED lighting, ducted air conditioning for optimal comfort, and a double garage providing ample space for secure vehicle storage. Ideally positioned within an approx. 2km radius of iconic culinary destinations such as the renowned Bannisters Rick Stein restaurant and the Cheeky Dog Restaurant, as well as local village shops, a prestigious sailing club, and a marina, this property offers the epitome of luxury living combined with unparalleled convenience. With its prime location and impeccable design, this coastal haven presents an exclusive opportunity for discerning buyers seeking the epitome of coastal luxury living. Please contact Dane Queenan on 0412 351819, Tristan Esquilant on 0435 642 942 or Erin Sharp on 0400 560 067 to arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals.\*For all terms and conditions when bidding at auction, please refer to the bidders guide enclosed in the information package. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://www.prd.com.au/portstephens/privacy-terms-conditions/>