

# 2 Flora Close, Whitebridge, NSW 2290

## House For Sale

Sunday, 26 May 2024

2 Flora Close, Whitebridge, NSW 2290

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 752 m2

Type: House



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## \$1,650,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Give me a home among the gum trees, with lots of beach walks, a bush to view, and a kookaburra or two. Nestled in a lush corner of Whitebridge, adjacent to verdant bushland from which kookaburras frequently visit, this stunning dual-level family home offers your very own resort-style retreat, a place the whole family will relish. Focused on fostering a harmonious family environment through thoughtful planning and the incorporation of contemporary design elements, this light and airy home creates the perfect sanctuary for the modern family lifestyle, where each member can savour their own space while staying connected to the heart of the home. A spacious, open-plan living area seamlessly combines the kitchen, dining, and lounge where expansive windows, strategically placed skylights and glass doors flood the room with natural light, bringing the outside in and enhancing the sense of space and connection. In the hub of the home is the glossy white kitchen, fitted with premium appliances, Caesarstone benchtops, a Miele dishwasher and ample storage. From here, the indoor living zone spills out onto a resort-style alfresco deck, setting the stage for epic parties. It is equipped with practical aluminium shutters for year-round comfort and provides dual access to the sparkling pool and lush lawn – a paradise for kids and pets to run about while adults mingle, sharing tall stories and laughter. And when the day is done, the family can retreat to one of the five bedrooms. These include three large bedrooms downstairs, all with built-in robes, and upstairs a sumptuous suite, with the 5th being in the separate studio. When it's time for the parents to escape to their own retreat, they will revel in the luxurious master suite. Featuring an ensuite with both a shower and bath and a spacious fitted walk-in robe, while the real showstopper here is the private balcony, offering sea views that unfold in a serene panorama. This luxurious space truly comes to life once the kids are in bed – imagine kicking back with your favourite frosty concoction, inhaling the heady scent of the nearby gum trees, while gazing up at the stars and listening to the waves roll in. A separate studio at the rear offers a boost in income, or a cozy space for grown up kids or extended family. With its own entrance for privacy, it comprises a large bedroom, a well-equipped galley-style stone topped kitchen within a large living/dining space, a bright bathroom, and its own front verandah for relaxing within the park-like setting. Moments from beachside living and acres of bush reserve, Whitebridge is one of those close-knit communities that residents hold onto tightly. You can see why, with easy access to great beaches, Glenrock National Park and the fabulous Fernleigh Track for a picturesque exercise adventure. And when your exercise is done, pop into Pegs for their great coffee and themed events – it's the go-to spot for meeting friends. Whitebridge Village also offers a wide range of amenities and for all your other shopping needs Charlestown Square is only a short zip away. Be quick to inspect this fully featured family home today. You will not be disappointed. Features include:- Thoughtfully designed family home and studio, encircled by verdant bushland.- Expansive open-plan living and dining, light-filled and ideal for entertaining and family gatherings.- Glossy white kitchen with stone benchtops and premium appliances, including a Miele dishwasher, as well as ample benchspace and storage.- Five large bedrooms include three bedrooms on the main floor, each with BIRs and fans; a sumptuous master retreat with a large fitted WIR and ensuite (including a balcony with serene sea views), as well as a good-sized bedroom in the separate studio. - Stunning wrap-around alfresco deck with aluminium shutters and two-way access to both the sparkling pool and lawned area, ideal for kids and pets.- Family bathroom with large corner bath and separate shower.- Fitted laundry with powder room, bonus storage room and separate linen cupboard.- Versatile studio/granny flat with own entrance. Includes a well-equipped stone-topped galley kitchen, large living/dining space and large bedroom, plus separate bathroom, and inviting covered verandah.- Tandem carport affording covered parking for 2 cars and off-street parking for one more.- A highly sought-after family friendly location surrounded by bushland, beaches, and walking/cycling trails. This property is being sold under the Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. Outgoings: Water rates: \$811.98 approx per annum Council rates: \$2,545. approx per annum Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence

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