

20 Floralia Close, New Lambton Heights, NSW 2305

CRAWFORD

House For Sale

Friday, 14 June 2024

20 Floralia Close, New Lambton Heights, NSW 2305

Bedrooms: 5

Bathrooms: 3

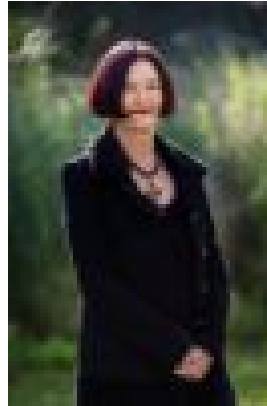
Parkings: 2

Area: 898 m²

Type: House



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\$1,800,000 - \$1,950,000

Nestled in the heart of New Lambton Heights, on a private, tree-lined street, this grand double-storey home offers unparalleled comfort and impressive family living. Situated on the high side of a sought-after street, the property is elevated from the street behind a private garden paradise and established trees, providing an exquisite leafy outlook and a haven of peace and privacy.

Interior Features

- **Grand Entry:** A large entryway leads straight to the bright, sunny lounge room with a balcony overlooking tree-lined bushland.
- **Entertainer's Kitchen:** A large, state-of-the-art kitchen features a powered island, ample storage, and an inbuilt coffee station or mini bar, perfect for entertaining.
- **Dining Room:** An impressive dining room at the front of the property for family gatherings.
- **Living Areas:** A second lounge overlooks the leafy garden and al fresco dining area, offering multiple spaces for relaxation and entertaining.
- **Master Suite:** The master bedroom includes an ensuite with a Bluetooth mirror and built-in wardrobes, ensuring a luxurious retreat.
- **Additional Bedrooms:** Two good-sized bedrooms with built-in wardrobes provide ample space for family or guests.
- **Fourth Bedroom/Study/Retreat:** Off the kitchen and second living area, this versatile space can serve as a fourth bedroom, study, or retreat area, adding flexibility to the home's layout.
- **Laundry:** An appealing, spacious laundry with ample storage and functionality.
- **Details:** Rustic barn doors with soft-close mechanisms add a touch of charm to the home's entrances.
- **Climate Control:** Zoned, ducted air conditioning ensures comfort throughout the year.
- **Self-Contained Apartment:** A separate one-bedroom apartment includes living area with gas heating, a kitchenette, a bedroom with built-ins, and a bathroom with a separate dressing room area. Perfect for multi-generational living.

Exterior Features

- **Solar System:** A 7.2kW solar system with a 13kW battery promotes energy efficiency.
- **Outdoor Spa:** An inviting outdoor spa enhances the outdoor appeal.
- **Garage and Carport:** A double garage with a workbench and a carport provide ample parking and storage options.

Surrounded by other quality homes, this magnificent residence is positioned on the edge of Blackbutt Reserve. The blissful bushland setting, frequented by native birds including King Parrots, Rosellas, and Cockatoos, feels a million miles away yet is conveniently connected to New Lambton Village and John Hunter Hospital, Newcastle Private and HMRI. Zoned for the highly regarded New Lambton Public School and Lambton High.

Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.