

# 22 Queen Street, Holmesville, NSW 2286

## House For Sale

Monday, 6 November 2023

22 Queen Street, Holmesville, NSW 2286

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 809 m2

Type: House



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## **Selling \$750,000 - \$800,000**

In a quiet little part of the world, this beloved three bedroom home awaits a new family. Escape the rat race and spend quality time in this simply lovely home with the ones that really matter. Sip a cuppa or a cheeky glass of wine and watch the kids splash and giggle and play in the pool or help them learn to ride their bikes on the quiet cul-de-sac. Snuggle up on the couch with the fireplace blazing and watch a movie or get in some reading time. With three robed bedrooms and a living room with wood burning fire this home is truly cosy. You will spend hours in the huge backyard or perhaps settled into the couch on the outdoor entertaining area as the kids and fur babies play in the yard. There is plenty of room here for a cubby house, swing set, trampoline or ninja course...maybe even a few chickens and a vege garden! This home is in a wonderful location for families or those looking to downsize. Positioned in the tranquil suburb of Holmesville which has a lovely small town vibe. On the weekend wander up to the Holmesville Hotel for chipotle honey wings, a Wagyu piggyback burger and a pint! Hitch the boat to the back of the car and head to the water to spend the day fishing - it is only a 15 minute drive to the shores of beautiful Lake Macquarie. - Lovely home on large block with timber floors, exposed brick walls, three robed bedrooms, backing onto Slatey Creek reserve which can never be developed - Ducted air conditioning and ceiling fans for year-round temperature control - Fabulous 40 000L tropical saltwater pool - 6.4kW solar system installed on the roof, solar hot water - 10 000 L rainwater tank which supplies the dishwasher, laundry, toilet, outdoor toilet, kitchenette in the garage - 4 mins to the huge new Cameron Park Plaza and the soon-to-be-opened Harrigan's Pub - an amazing new entertainment venue - 3 minutes' drive or 5 mins on the pushbike to West Wallsend Public and 4 mins to West Wallsend High School - 13 mins to Glendale shops, dining and cinemas, 15 mins to Costco - 17 mins to the heart of Warners Bay and the bustling Foreshore - 30 mins to Hunter Valley wine country and 33 mins to the Newcastle CBD - House is connected to main water

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