

# 22 Valiant Avenue, Valentine, NSW 2280



## House For Sale

Friday, 3 May 2024

22 Valiant Avenue, Valentine, NSW 2280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1024 m2**

**Type: House**



Kathleen Matinlassi



Sydney Matinlassi  
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## **Guide \$1,120,000**

Presenting a quality family home located in our cherished Old Valentine suburb and walking distance to the Valentine Public School, local shops and waterfront. The home is nestled in its own private space with a large parking and play area which captures the north sunlight all day. The swimming pool is private and has easy access to the family rumpus area. Featuring high ceilings, sunny decking and a large kitchen, 3 bedrooms on the upper level with the 4th bedroom on the ground level including rumpus and office space. Be quick to inspect this quality home and ask me about raising the kids in this beautiful school and community of Valentine. - Council reconstructed retaining walls surrounding local homes and this home after Pasha Bulker storm- Council records available for retaining walls and build details, front and back- Recent driveway retaining wall build completed which was not part of the council built retainment. Build details also provided for purchaser- Property tenanted for years, now vacating and home is available to move in- Exclusive use of own driveway with ample space for turnaround, multiple cars, boat or camper plus double auto garage- Internal access including office, bedroom and large rumpus with slide doors to pool and yard- Upper level with large open and sunny kitchen, views over yard and district- High ceilings with open plan and floor to ceiling windows to deck- Covered and screened sunny timber deck for dining and lounge- 3 bedrooms across the top of the home with wardrobes- Master with pleasant views, ensuite and wardrobe- Main family bathroom with show and bathtub- Solar panels installed 2018 for electricity savings Contact Kathleen for full features list. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.