

# 25 Bootaring Boulevard, Edgeworth, NSW 2285

homeinthehunter.

## House For Sale

Tuesday, 21 May 2024

25 Bootaring Boulevard, Edgeworth, NSW 2285

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 525 m2**

**Type: House**



Daniel & Laura McMahon  
0426511257

## Contact Agent

It is not often a home with this level of finish and quality can be found for sale in such a gorgeous bush-framed pocket of Lake Macquarie. Absolutely flawless and immaculate, both inside and out; it is as if no one has ever lived here. Expertly giving a nod to both urban and Palm Springs design influences this newly built abode is for the astute and exacting buyers desiring a modern oasis that reminds them of their very best resort experiences. Thankfully it is perfectly set up for easy-entertaining as you will rarely want to leave home. Highlights of your forever home:- Extraordinary landscaping and outdoor zones including a sparkling pearl blue pool and all-weather fully-enclosed outdoor dining room. There is a lush level lawn and low maintenance native planting designed to provide cohesion between the home and local bushland. - Completely flat single-level layout with 4 bedrooms and 2 living zones that will appeal equally to families or retirees. - Showcase living and dining space flooded with natural light and seamlessly pouring out onto the alfresco zone. A large media room provides a second tv space for movie nights, with easy access to the kitchen for snacks.- Stunning magazine-worthy kitchen with not just a full butler's kitchen but also a proper mud room. This kitchen also features a waterfall island breakfast bar with extra-thick stone bench tops, seamless sink, chef's stove, Grohe brushed steel tapware and soothing timber toned cabinetry. - Beautiful master bedroom with it's own spa-inspired ensuite with double basins, floating timber vanity, floor-to-ceiling tiles with a stylish mix of ceramic and herringbone selections, premium shower ledge and his and her walk-in-robos complete the perfect picture. - 3 additional king-sized bedrooms are located within the family wing giving the master bedroom true privacy. - Luxurious family bathroom with freestanding bath, complimenting floor-to-ceiling tiles, niche shower detailing and separate powder room for the convenience of guests. - Just 2 years old, built by Montgomery and still under builder's warranty, extra-widith entry and hallway, timber flooring, plantation shutters and premium sheers, DLUG with internal access, ducted A/C, lovely laundry with external access. Location and Lifestyle: 5min to the modern Cameron Park Plaza for coffee, premium Woolworths and a cheeky dinner at the new Harrigans Hotel, Warner's Bay, 10min to the Freeway, 15min to Charlestown, 25min to John Hunter Hospital, 35min to Maitland. Only 1hr 10min to Hornsby. Lifestyle: Enjoy coffee at one of Newcastle's best Mister Sister, cycle around Lake Macquarie or enjoy a sunset picnic at nearby Marmong Point Marina. Weekends you will love the local and waterfront Speers Point Farmers Markets or brunching on the esplanade at Warners Bay. Luxury motor-enthusiasts will relish the opportunity to locate themselves just 4km from the coming \$95 million Black Rock Motor Resort. 10min to local Coles, Woolworths, Kmart & Target, 20min to Kotara