

# 25 One Mile Close, Boat Harbour, NSW 2316

## House For Sale

Wednesday, 24 January 2024

25 One Mile Close, Boat Harbour, NSW 2316

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 662 m2

Type: House



Dane Queenan  
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Erin Sharp  
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## Auction If Not Sold Prior

Exemplifying unparalleled grandeur and meticulous craftsmanship, this expansive family residence, nestled in the coastal enclave of Boat Harbour, sets a pinnacle for luxurious and effortless living. Poised against the backdrop of Australia's stunning natural landscape, the home seamlessly integrates coastal allure with the verdant beauty of native treescape. Every facet of this residence embodies the epitome of opulent living, showcasing a thoughtful design that harmoniously blends aesthetic form with practical functionality. The generously proportioned living spaces are augmented by state-of-the-art ducted air conditioning, framing panoramic views of the lush green hinterland. Upon entry, the grandeur unfolds, as glass sliding doors, windowpanes and shutters seamlessly connect the interior with the sprawling landscape, creating a relaxing backdrop that transcends from room to room. The kitchen, adorned with Caesarstone benchtops, an island bench and cupboard space tailored for culinary enthusiasts, stands as a testament to luxury and functionality. The upper level hosts two bedrooms, with the front-facing one exuding comfort, complete with a built-in wardrobe and views extending to an outdoor entertaining haven. The master suite beckons serenity, featuring a walk-in wardrobe, an ensuite with a spa bath, and double sliding doors leading to a deck, offering a retreat amidst tranquil surroundings. Entertainment finds its home in the cinema, situated on the lower level, while the billiards room caters to year-round family enjoyment. This versatile space also serves as a self-contained haven with its own kitchenette, central bathroom, a second living area, and three additional bedrooms, all complemented by built-in wardrobes. Outdoors, a picturesque solar-heated saltwater pool takes centre stage, flanked by an exclusive bathroom for utmost convenience. The property boasts a triple lock-up garage, complemented by meticulously manicured gardens and low-maintenance lawns. Designed with strategic orientation to maximize treetop views, this residence seamlessly balances grand architectural elements with timeless materials. Conveniently located just minutes away from pristine beaches, shopping centres, vibrant cafes, and exquisite restaurants, this magnificent property redefines the essence of coastal luxury living. Please contact Dane Queenan on 0412 351819, Tristan Esquilant on 0435 642 942 or Erin Sharp on 0400 560 067 to arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals.\*Please note that some of the images displayed in this advertisement have been virtually furnished for marketing purposes only. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.

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