

29 Valentine Crescent, Valentine, NSW 2280

House For Sale

Friday, 24 May 2024

29 Valentine Crescent, Valentine, NSW 2280

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 543 m2

Type: House



Chasse Ede
0240814702



Diana Apostolovski
0249260600

Price Guide on Request

One of only five homes on peaceful Valentine Crescent that offers absolute lake frontage and direct access to the water, this four bedroom, two bathroom home presents an unparalleled opportunity to live the waterfront lifestyle that many can only dream of. Imagine starting your day, coffee in hand, soaking in the north facing views across beautiful Lake Macquarie, followed by the convenience of launching your kayak or paddleboard right from your own backyard. As the day winds down, enjoy a cocktail on your rear patio and watch the sun dip below Mount Sugarloaf in the distance. The sunsets from here are truly spectacular. Architect designed to capture just the right amount of sun in summer and all day winter sun, this brick and tile home has been treasured for over 32 years. It's now time for a new family to love it just as much. Positioned on a 543.8sqm block with approximate 19.35m lake frontage, you can move in and immediately enjoy this home's well-loved charm while planning some modern upgrades. Alternatively, why not draw inspiration from neighbouring residences and plan a double storey rebuild that truly befits this property's coveted blue-chip location with potential to include your own private jetty (STCA). Aside from all the recreation and adventure that's in your backyard waterways – boating, fishing, kayaking etc., this peaceful location is a dream for families. Wander around the foreshore reserve to Valentine Bowling Club for a game or bistro meal. Let the kids (and pets) run free at nearby Croudace Bay Park and skate park or enjoy a picnic and bushwalk at Green Point Reserve. The school drop off and pick up is a breeze with popular Valentine Public School just 550m away. For shopping and lakeside dining, take your pick from either Belmont or Warners Bay – the choice is yours, while medical staff at nearby Belmont Hospital will never tire of the cruisy five minute drive to work. This property is the epitome of position and potential – don't miss your chance to live the absolute waterfront dream in a house designed exactly to your family's needs.

- Absolute waterfront single storey home on 543.8sqm block with north aspect over lake
- Open plan living with updated Caesarstone kitchen and access to lakefront
- Four bedrooms served by two original bathrooms
- Boat ramp with potential to add own jetty similar to neighbours (STCA)
- 550m – Valentine Public School, 6.5km – Warners Bay High, 6.7 km - Belmont Christian College
- Nearby local shops and services include dentist, doctor, IGA, 2 cafes, public boat ramp
- 15 mins to patrolled redhead Beach, 26 mins to Newcastle CBD
- All building work subject to approval from Lake Macquarie Council
- Approximate block dimensions: Frontage: 19.35m Depth: 29.26m / 26.59m Height Limit: 8.5m
- Outgoings: Council Rates: \$4,047.24 approx. per annum Water Rates: \$818.67 approx. per annum Expected Rental Income: \$750- \$800 Per Week

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