

**3/43 Berringar Road, Valentine, NSW 2280**

**CRAWFORD**

**Townhouse For Sale**

Wednesday, 24 April 2024

3/43 Berringar Road, Valentine, NSW 2280

**Bedrooms: 4**

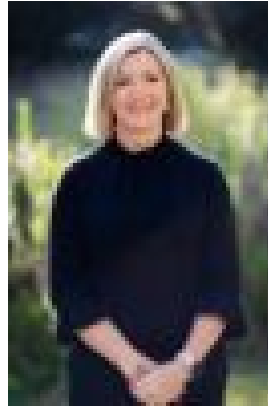
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Phillip Swan  
0478845591



Amanda Swan  
0457809434

**\$1,200,000 - \$1,300,000**

Nestled in the esteemed community of Old Valentine, this exceptional freestanding townhouse epitomizes the essence of lakeside living with unparalleled lifestyle advantages. Boasting an enviable quiet location, this sun-soaked residence showcases contemporary elegance with four bedrooms, two bathrooms, and a double garage, ideally suited for modern family living.

- Impeccably designed townhouse with contemporary finishes
- Prestigious location in the desirable Old Valentine community
- State-of-the-art gourmet kitchen with a spacious butler's pantry
- Sunlit open-plan living and dining areas lead to a private alfresco retreat
- Master bedroom with ensuite conveniently located on the ground floor
- Upstairs bedroom with beautiful views overlooking the park at the rear of the property
- Stylish fully tiled bathrooms and a guest powder room
- Ducted air conditioning throughout
- Modern design elements including a crisp colour palette and LED lighting
- Automatic double garage for secure parking with internal and yard access
- 4,000 litre water tank
- Situated in close proximity to the sparkling shores of Lake Macquarie, residents can enjoy daily activities such as kayaking, fishing, or swimming in this picturesque setting.

This property is zoned for Valentine Public School and Warners Bay High School, offering an excellent educational opportunity within reach. Council Rates: \$1,994 approx. per annum Water Rates: \$753 approx. per annum Strata: \$2,800 approx. per annum Contact: Phillip Swan on 0478 845 591

Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions & exclusions.