

3 Atlanta Avenue, Woodrising, NSW 2284

House For Sale

Wednesday, 14 February 2024

3 Atlanta Avenue, Woodrising, NSW 2284

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 846 m2

Type: House



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Selling \$890,000 - \$950,000

Nestled in the sought-after lakeside enclave of Woodrising, this cherished family home offers spacious, light-filled living areas and expansive entertainment spaces, set within meticulously landscaped surroundings. Over the past two decades, dedicated owners have imbued this immaculate home with warmth and functionality, creating a haven for family life where every detail ensures comfort and ease. Step from a welcoming foyer into the spacious living room, setting the tone for the open, inviting atmosphere of this home – evident within the central family zone. Here a pristine kitchen takes centre stage, complete with a generous 3-metre bench perfect for little helpers during baking sessions or collaborative cooking endeavours. Its central position provides the perfect vantage point for overseeing the kids' antics in the large dining room and family living areas. Venture into the covered alfresco, extending your living space by over 35 sqm, ideal for hosting gatherings or providing a practical year-round play area for kids. Six double bedrooms border these living zones, including a spacious master retreat with a pristine ensuite and generous walk-in robe. The remaining bedrooms are equally well-appointed, four of which feature built-in robes with ample shelving and hanging space. Adjacent, a bright family bathroom includes a bath, shower, and separate powder room. Outside, the meticulously landscaped yard invites you to explore, with fruit trees and veggie garden beds ready for the avid gardener. Fully fenced and private, the backyard offers plenty of room for children and pets to run about, while the residence includes a double garage, complemented by secure trailer parking. Recent updates such as fresh paint throughout and a repainted roof with new guttering gutter guard add to the home's appeal, complemented by ducted air-conditioning for year-round climate comfort. With Woodrising boasting high scores for both tranquillity and community on microburbs.com.au, it's no wonder this neighbourhood is in high demand. Enjoy the convenience of living minutes from the picturesque lake, surrounded by ample picnic spots and scenic trails. Families are well catered for, with Booragul and Fennel Bay Public Schools, Lake Macquarie and St Paul's High Schools close by. Commuting is a breeze, with Fassifern Station only a 5-minute drive away and convenient access to major arterial routes via the nearby B53. For shopping, dining, and leisure, the vibrant hubs of Toronto and Warners Bay are just a short drive away, offering an array of amenities to explore and enjoy. For those seeking a spacious and meticulously maintained home tailored for discerning families, an inspection of this delightful residence is highly recommended. Features include:- Immaculate and spacious brick family home on large block.- Pristine kitchen with a generous 3-metre breakfast bar, quality stainless steel appliances, double pantry, 5-burner gas hob, and ample storage and bench space.- Two living areas for comfort and entertainment including formal lounge, and central family zone with spacious dining and living rooms.- Covered alfresco extends living space by over 35 sqm, perfect for gatherings or year-round kids play.- Spacious master bedroom with ensuite and walk-in robe, plus five further double bedrooms – four with fitted wardrobes.- Additional main bathroom with bath, shower and separate powder room, plus adjoining linen closet. Separate laundry. Ducted air-conditioning throughout.- Meticulously landscaped yard with fruit trees and garden beds, fenced for children and pets to play. Plenty of hose points for keeping the garden beautiful.- Double garage plus secure trailer parking.- Recent updates include fresh paint, new flyscreens, and repainted roof with new guttering gutter guard.- Tranquil location in Woodrising, minutes from the lake and scenic trails with convenient access to supermarkets, schools, transport links, as well as Toronto and Warners Bay for shopping and dining. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.