

# 3 Park Avenue, Morisset Park, NSW 2264

## Sold House

Wednesday, 6 March 2024

3 Park Avenue, Morisset Park, NSW 2264

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2023 m2

Type: House



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**\$1,320,000**

Positioned on a vast half-acre block, this charming and immaculate brick home offers an ideal setting mere minutes from the sparkling waters of Lake Macquarie and Trinity Point Marina. Nestled in a coveted street bordering the Trinity Point Estate, this move-in ready property boasts serene parklike grounds, featuring manicured lawns and lush shrubbery. Three generously sized bedrooms with built-ins and ceiling fans, along with two well-presented bathrooms, cater to a busy household. The expansive floorplan provides ample space for work, rest and play, with an air-conditioned formal living room leading to a dining area overlooking the enchanting courtyard. The spacious kitchen features quality appliances and a large island/benchttop, perfect for meal prep or casual gatherings. A large air conditioned family room with polished timber flooring and a built-in entertainment cabinet offers an additional living space. The highlight of this home is its expansive private outdoor areas, including a breezy porch with filtered lake views, a covered deck, and a sunny courtyard surrounded by lush gardens with a large vegetable patch, fruit trees, garden shed and ample lawn space for recreation. Additional features include an extra-large double garage with internal access, energy saving solar system and a wide driveway for off-street parking. With its convenient location near Trinity Point Marina, Morisset Park Boat Ramp, schools, shops, and the M1, this property offers an exceptional opportunity for those seeking space and convenience. Features include: • Immaculate brick home on a massive 2,023m<sup>2</sup> (half an acre) block of lush parklike land in a coveted lakeside lifestyle location (bordering Trinity Point Estate and a 5 min walk to the lake) • 3 good-sized bedrooms, all with carpet, ceiling fans, built-in robes and leafy views; the main bedroom includes air conditioning, double robes and an ensuite with shower, toilet and vanity • 2 well-presented bathrooms, the main includes a spa bath, shower, double vanity, and separate toilet; 3 toilets in total • Impressive timber kitchen with oodles of storage, a large centre kitchen island/breakfast bench and quality appliances, including a Bosch dishwasher • 2 spacious living rooms, both with air conditioning, and a separate formal dining room with garden views • Airy front covered porch overlooks the grounds and provides glimpses of the lake • Huge backyard features landscaped gardens, peaceful places to sit and enjoy the outdoors, a veggie patch, fruit trees, garden shed and a big lawn area • Double lock-up garage with lots of storage and handy internal access to the kitchen, includes a shade cloth carport with additional room on the driveway for off-street parking • Energy saving 6.6 kW solar system • 5 min walk to the shores of Lake Macquarie, 2 min drive or a short stroll to Trinity Point Marina for lake-side dining • 2 min drive to the Morisset Park boat ramp, 8 min drive to Morisset shops, mere minutes to lakeside parks, beautiful bushland trails, popular eateries, schools, supermarkets and shops • 7 min drive to Morisset train station and minutes to the M1 for an easy commute to Newcastle, the Central Coast and Sydney 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.