

# 31 Pierce Street, Niagara Park, NSW 2250

## House For Sale

Wednesday, 6 December 2023

31 Pierce Street, Niagara Park, NSW 2250

Bedrooms: 5

Bathrooms: 4

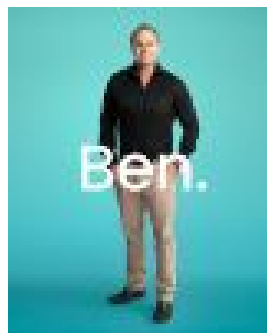
Parkings: 6

Area: 1350 m2

Type: House



Jodie Walsh  
0424914364



Ben Crockford  
0406456498

## For Sale

Presenting the ultimate, impressive family living - occupying an expansive, sun-drenched 1,350sqm allotment, exuding an acreage style and ambience, and offering resort-like facilities—this stunning family home offers an unparalleled lifestyle in a sought-after locale. Picturesque and peaceful, this portion of Pierce Street is one of Niagara Park's best-kept secrets—a tranquil setting with peace and privacy assured. offering a master-built property on a large allotment bordered by an exquisite natural reserve. Spread over two expansive levels, the brick exterior leads into spacious, natural light-filled interiors with quality finishes throughout, offering a selection of both formal and informal living areas while flowing seamlessly to the absolute ultimate outdoor sanctuary. Lush soft grasses, advanced landscaped gardens, plus your choice of multiple covered alfresco entertaining zones, a resort-style saltwater pool, and a cabana integrating with the immersive natural surrounds. This home is unique in so many brilliant ways, not to mention the added bonus of a self-contained studio on the ground level offering its own side access - perfect for the in-laws or teenagers to retreat or work from home. It will absolutely suit an array of buyers—large families, multi-generational living families, and even work-from-home/business setups. This exceptional opportunity will suit buyers looking for a lifestyle property that blends location, size, and quality into one exceptional package - where you can feel a world away from everything yet still be within easy reach of every suburban convenience. If it's peace, privacy, and plenty of space you're after, this is a totally must to see! Features include-

Quality master-built residence and family sanctuary set on an expansive 1,350sqm allotment, beautifully landscaped, and exceptionally private—a truly private slice of paradise with a tranquil acreage-style ambience. - Captivating main entry framed by established gardens and a distinct path; inviting you in to discover spacious, naturally light-filled interiors enhanced by soaring, raked high ceilings, a fresh contemporary colour palette, and high-quality fixtures throughout, including stunning plantation shutters offering a clear vista through to the lush green surrounds. - Striking galley-style kitchen showcasing beautiful stone benchtops, an abundance of cabinetry, natural gas cooktops, and quality appliances including a built-in fridge, a designated breakfast bar, and designer pendant lighting, opening out to the formal dining on one side and looking out across the alfresco entertaining on the other.- Five bedrooms in total, a dedicated office/library, and its own study nook area. Four bedrooms in the main upstairs of the home - all very generously portioned. Indulgent master/parent retreat complete with double French doors opening up to their own balcony, taking in the lush green vistas, a stunning en-suite full-sized bathroom with a freestanding bath, and a huge walk-in robe.- Self-contained studio, bedroom 5, includes an ensuite, a kitchenette, and open-plan living. It is set on the lower ground level, privately positioned with its own side access, and totally separate from the others, making it a versatile option perfect for extended family (multi-generational living), teenager retreats, guest arrangements, or perfect work from home or your own business setup. - Three spacious living areas to choose from - each with their own distinct style and mood - including formal dining and sunken lounge with natural gas log fireplace, office/library for the quiet escape from the busy home, designated casual meals directly off the kitchen area and the enormous open plan family room at the rear of the home which showcases stunning raked ceiling, extensive glazing with a massive arched glass window offering beautiful lush green vistas, a cosy slow combustion fireplace for the colder months which then spills out through the double French doors opening out to an impressive covered alfresco outdoor living area with an incredible outlook across the gardens sparkling inground pool.- The modern, stunning main bathroom is expansive, with extensive glazing, floor-to-ceiling tiles, a free-standing bath, and a double basin or vanity with a separate toilet.- Ultimate outdoors. Immersed in natural beauty, offering a magical lifestyle in an incredible position. Beautifully landscaped grounds and gardens, offering a diverse range of spots to sit and take in your surroundings, each with their own unique appeal. Offering a blend of fenced areas with the little kids and pets to play and then open grounds with advanced landscaping and soft grasses all backing onto a natural bush reserve, offering the ultimate in peace, tranquilly, and privacy. Whether it be relaxing with family and friends by the sparkling saltwater pool on those hot summer days and nights under the cabana or entertaining with a BBQ under the covered alfresco deck area after a busy day, this is simply the best tranquil escape, all taking in the lush natural surrounds. There is an incredible amount of room for activities. Capturing the full sun, this is the ultimate playground for kids and adults alike.- Huge laundry with great storage leads you to an extra separate bathroom with a shower and toilet to the side, perfect for entertaining.- Parking and storage are a dream for everyone, as are all the extras. Double auto-lock garage with internal access to the home with its own driveway; additional second driveway, which leads you to an oversized highset carport that will fit up to 4 cars, caravans, or boats. Large under-house storage options with built-in shelving for all the extras-ultimate man cave.Extras include: NBN connected, ducted air conditioning throughout, slow combustion fireplace,

natural gas log style heating + gas cooking & hot water + outdoor BBQ gas bayonet, LED lighting, ducted vacuum system, convenient guest WC located on entry level, rainwater tank, and abundance of storage both inside and out. Instantly appealing, from the moment you arrive, you'll realise you're onto something special. This unique opportunity will suit buyers looking for a lifestyle property that blends location, size, and quality into one enticing package—where you can feel a world away from everything yet still be within easy reach of every suburban convenience. Local Lisarow shops, cafes, supermarkets, and schools are all just minutes away. Public transport buses and trains are close by, and easy access is available to the M1 motorway, placing Sydney and Newcastle within easy reach for commuters. Gosford CBD and waterfront, the shopping mecca of Erina Fair, and a selection of beautiful beaches and bushwalks also await. For further details or to arrange your inspection, call Jodie Walsh on 0424 914 364 or Ben Crockford on 0406 456 498 today.