

31 Regal Way, Valentine, NSW 2280



Sold House

Friday, 29 March 2024

31 Regal Way, Valentine, NSW 2280

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 664 m2

Type: House



Sam Taylor
0402830593



Beau Hedley
0402830593

\$1,197,000

Brimming with character, this architecturally designed residence spans three beautifully lit levels, where soaring ceilings and abundant natural light enhance welcoming spaces that flow effortlessly outdoors. The home exudes an elegant sense of space, particularly through its gorgeous open-plan, where a wall of windows and vaulted ceilings add to its design. Centred around a combustion fireplace, this space extends out to a semi-enclosed verandah, where it's easy to see yourself curling up with a cuppa and a good book. From the kitchen, there is a lovely flow out to the covered deck, where relaxed alfresco entertaining is elevated by lush bushland views. Moving up a level, three robed bedrooms feel bright and airy, serviced by a neat ensuite and main bathroom. Perched off the third bedroom, a study is perfectly placed for students, artists or those who work from home. As if all that wasn't enough, an extra high oversized garage and workshop adds even more appeal, creating further flexi space to accommodate tradies or hobbyists, or boat, caravan or trailer owners. Backing onto reserve, one of the loveliest aspects of this property is the fact that Sheppards Creek runs past the back door all the way down to the lake. From the front door, it's a short stroll to the local primary school, lakeside parklands and the lake itself, while Warners Bay's fabulous lakeside dining, coffee shops and boutique shops are mere moments away. - Solid built brick-and-tile home brimming with character, elegance and effortless appeal - Beautiful bones through current layout, with potential to add value with updates to kitchen and bathrooms - High-ceilinged open-plan living extends to timber kitchen feat. modern appliances and eat-in dining space - Pretty semi-enclosed verandah offers sunny spot to relax, with further outdoor entertaining offered on rear deck overlooking private yard to bushland reserve - Three robed bedrooms serviced by ensuite and main bathroom, leading to study on second floor - Superb flexi space through freestanding garage and workshop feat. double roller door at front and two single roller doors to yard - Additional features inc. garden shed, 4.2kW solar and split-system AC - Walk 400m to Valentine Public School and on to local shops, eateries and bowling club - Just 850m to the lake's edge, close to popular Croudace Bay park precinct - Major shopping, dining and entertainment at nearby Warners Bay and Belmont

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.