

31 Warners Bay Road, Warners Bay, NSW 2282



Sold House

Friday, 19 January 2024

31 Warners Bay Road, Warners Bay, NSW 2282

Bedrooms: 3

Bathrooms: 1

Area: 759 m2

Type: House



Anthony Di Nardo
0249445600



Tahlia Devon
0249445600

Contact agent

Sitting on an unbelievably deep 759sqm block with a neat and sweet three bedroom home at the front of the block and side access to the rear, this property is certain to create a buzz by combining buyer flexibility with a fresh interior layout and a premium lifestyle location. Consider the possibilities of the block, you could extend the current home's footprint to create a substantial family home or you could build a second dwelling or granny flat at the rear, and with DA approval already in place for the granny flat, you can transform this property into a dual-occupancy investment returning up to \$1300 per week rental return. Inside this refreshed home you'll find a modernised kitchen, fresh internal paintwork, split-system air-conditioning and polished floorboards – there is nothing that needs doing before you move yourself in or rent it out. Ramping up appeal, there is a rear lake view from the ground floor. Just 600m from the edge of Lake Macquarie and the popular cycle-way that takes you to Warners Bay's dynamic CBD, you'll love the lifestyle on offer here. Walk or ride into town for your weekend brunch, shop locally for just about anything, or make a habit of enjoying the endless water sports held on the lake.

- Recently refreshed home boasting polished floorboards and modern tones
- Bright living room with feature fireplace and AC, separate dining area at rear
- Modernly appointed kitchen equipped with an electric cooker and dishwasher
- Three good-sized bedrooms with cooling ceiling fans and wardrobes, AC in the master
- Tidy bathroom with shower over the bath, separate wc, internal laundry
- Plenty of space to extend the home and add an alfresco area, gardens and garaging
- Approval in place for a rear granny flat to create a dual-occupancy property
- Zoned for Warners Bay Public School (600m) and Warners Bay High School (2.3km)

- Custom design granny flats plans completed and available upon request