

# 34 Bowline Circuit, Corlette, NSW 2315

## House For Sale

Wednesday, 13 March 2024

34 Bowline Circuit, Corlette, NSW 2315

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 730 m2

Type: House



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## Auction

Centrally located in the prominent Vantage Estate, surrounded by quality homes, in a family friendly neighbourhood lies this immaculately presented single level home. With approximately 730m<sup>2</sup> of land on offer, reward the family with all of the space you will ever need and more providing a sense of effortless luxury to the modern-day lifestyle that will be enviable by family and friends. The heart of the home is centered around the stunning gourmet kitchen, equipped with a spacious island bench, an abundance of storage and benchtop seating are just some of the features you will adore. Purposely designed for the comfort and ease of a relaxed style of living, the open plan living and dining area seamlessly proceeds out to the fantastic undercover north-facing alfresco entertaining area. Spend endless afternoons here enjoying quality time with family and friends, while the kids run free within the well-maintained garden area, offering a sense of privacy amongst the fully fenced backyard. Accommodation encompasses four spacious bedrooms, including an ensuite to the master and a large glass sliding door allowing access to the outdoor entertaining area as well as a wealth of natural light to fill the room. Extra living spaces are aplenty, with an additional living area, perfect for the larger of families that require a separate space to relax and unwind away from other entertaining areas, as well as a designated study space, making an essential addition to the modern lifestyle. Situated in a prime position, you will be spoilt for choice in this location - \* Approx. 3 minutes drive to Bagnalls Beach and Dutchmans Beach \* Approx. 6 minutes drive to Nelson Bay CBD - a buzzing hub of boutique shopping, cafes and restaurants \* Approx. 2 minutes drive to Salamander Shopping Centre \* Approx. 30 minutes drive to Newcastle Airport Features include - \* Four bedrooms PLUS designated 'work from home' study \* Two living rooms PLUS spacious undercover north-facing alfresco area \* Side access for caravan, boat or additional car storage \* Double lock up garage with drive-through access to the secure concrete area \* Gourmet chef kitchen with benchtop seating \* High ceilings throughout \* Ducted air-conditioning This is an incredible opportunity to secure a highly sought after position in the Vantage Estate not to be missed. Contact Rebecca Dean 0421 169 922 or Meg Dean on 0403 271 539 for a full information package or to book your private inspection. All information contained herein is gathered from sources we deem reliable. However, First National Port Stephens cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. First National Port Stephens does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. First National Port Stephens accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and interested parties should make their own investigations before purchasing. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - <https://fnportstephens.com.au/privacy-policy>.