

# 4 Moxey Street, Swansea, NSW 2281



## House For Sale

Friday, 19 April 2024

4 Moxey Street, Swansea, NSW 2281

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 696 m2**

**Type: House**



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## FOR SALE - A Whole Lot Of Bang For Your Buck

Come and discover the very best of Lakeside living, where what you love about old world charm, looks and character, beautifully comes together, with what you need, in terms of everyday modern Australian living. The balance between the two is sublime. As you pull up, you can see the The Lake at the end of the street. Just a block away, it's an easy level stroll down to the gorgeous grassy, tree lined foreshore, the perfect spot to walk the dog or have a picnic dinner with the kids or grandkids, with plenty of open space to catch some sun, and lots of shade to stay out of it as well. Fish off the jetty and watch the boats come and go, and witness the sun go down in spectacular fashion, in one of the best sunsets spots you will find. Be on the water, within what feels like seconds, with one of Lake Macquarie's easiest and newest boat ramps, the perfect place to launch your boat or Jet Ski. Teenagers can even push a lightweight tinnie and trailer from home, or grab their kayaks and head off for a bit of adventure, around to Galgabba Point or the old Coon Island sandy swimming beach. Kids and grandkids can have real childhood adventures, while mums, dads and grandparents, can live like they're on holidays 24/7. When the working day is over don't just come home and flick on the air conditioning and the TV, like you would anywhere else in the burbs, instead go for a quick swim or surf at the beach, or a paddle seconds from home, or grab your bikes and ride over to the breakwall at Blackys and grab dinner out at your choice of so many family friendly eateries along the way. A wonderfully quiet street, where people rarely leave, this is a golden opportunity to buy a home, you won't have to worry about extending or adding to. Already the perfect size, here there is none of the concern about ever increasing building costs and budget blowouts, you can literally just move straight in and start enjoying living your best life. With stacks of room for boys and their toys, the side carport and driveway have had up to six vehicles parked off street, and with extra wide gate access to the backyard, there's also an oversized secure lock up garage or workshop/storage as well. The charming cottage facade, suggest something special awaits you, and it does not disappoint. As you step inside, you can't help but look up and appreciate, amazing high and decorative ceilings, with beautiful cornice work. Ample light floods, the original living that has been opened up in a way that is sympathetic to the original architecture, but also very in sync with modern contemporary living. Traditional bay window seating adds to the old world charm and creates a space that feels unique and inviting, while split system air conditioning brings modern comfort to the fore as well. Here you fall in love with character and old-school charm, but within a few steps towards the back of the home, a whole other world of modern day, contemporary, living explodes in front of your very eyes. Between the two living areas where old meets new, a genuine designer kitchen steals the show, with its lovely island, and stone benchtop galore, you can stay connected with everyone, whether they're inside or outside, or by the pool. There is so much room for lounging and dining, this is the ultimate space where everyone can come together at the end of the day and unwind, slipping between indoors and out, to a lovely big outdoor entertaining area, complete with outdoor kitchen and a beautiful, modern pool backdrop. In keeping with the old world style of the home, the outdoor entertaining wraps around the rear living, with a beautiful return verandah, providing the perfect spot to enjoy some quiet time, savouring your morning cuppa as the sun comes up, or a spot to enjoy some afternoon shade with a good book, while everyone else is out on the water or in the pool. Back inside, discover three supersize bedrooms and a perfect office or young child's fourth bedroom. The bathrooms, like the kitchen are all done and look fabulous, the main bathroom featuring sensor activated lighting. There's beautiful built-in cabinetry throughout, with storage a big feature of the interior. - Only 1 block down to The Espanade, you can be out on the water in seconds- Double boat ramp, lets you easily head out night fishing or launch your kayak - Enjoy picnic dinners on the grassy foreshore in sun or shade or out on the jetty- Watch the sun go down & enjoy spectacular sunsets over lovely Lake Macquarie- Love the ample off street parking for 4 or more cars in the freestanding carport- Appreciate the wide side access to the backyard & oversized garage & storage- Get excited by the wrap around verandah & big outdoor living by the pool- Delight in the resort like feel, newer pool, with its own separate entertaining- A roll out half sunshade off the poolside entertaining creates pool shade too- Inside there's a perfect marriage between old world & contemporary living- Expect character light filled, soaring decorative ceilings & bay window seating- Complete with 2 separate large living areas, families & retirees want & need- Run your split system air all day if you like, as there's solar galore & a battery- Massive rear living features off a stunning contemporary designer kitchen- Complete with island bar, stone tops, plumbed in fridge provision & more - Love the raised oven, big pull out drawers pantry, & endless drawers options- Appreciate being able to see out to all the indoor & outdoor living & the pool- Lose yourself in the huge, massive open plan rear long ago added family living - Spill out to outdoor entertaining by the pool, with its own entertaining too- Love the 3 really gutsy double bedrooms, complete with big built in wardrobes- Shift

worker owners installed split system air in the master suite for day sleeping- Ceiling fans feature in the other 2 big primary bedrooms for the children & visitors- North East facing, the home naturally draws beautiful sea breezes day & night- With the perfect aspect also meaning there's plentiful natural light & winter sun- Split systems air kicks in on rare hot/cold days in both the living areas & master - The 4th bedroom, is definitely smaller, but it makes a perfect study or nursery- The original bathroom has been completely renovated & looks absolutely divine- Cleverly designed with a lovely freestanding bath to soak in & walk in shower- For retirees or those with a disability, easily remove the bath & extend the shower- The look is timeless elegance & the quality is apparent with floor to ceiling tiling- Sensor lighting comes on at night, which is both practical & good looking too- Note: the majority of internal & external renovations are only 2 years young- New weatherboards & guttering feature outdoors, with zero asbestos in the home- All new flooring stars throughout with all new windows in the original cottage - Energy free living is a big bonus with 32 solar panels, plus Sonnen 8.5kw battery- Solar can easily be increased in size & an electric vehicle adaptor added too- Keeping costs down a 2000L water tank at the back of shed supplies the pool - Very much move in ready love the built in cabinetry & storage throughout insideWhen you walk through the front door, and you walk out the back door, you feel like you've come home, and there's that feeling of finally here is our home sweet home ... and really what more can you ask for than that?