

414/1 Howard Street, Warners Bay, NSW 2282

Apartment For Sale

Friday, 19 April 2024

414/1 Howard Street, Warners Bay, NSW 2282

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Alex Brooks

Selling \$1,450,000 - \$1,500,000

Luxury meets location in this classy 3-bedroom, 2-bathroom apartment within Warners Bay's quality Water's Edge Building. Displaying premium finishes, tall ceilings, and expansive windows, this home is imbued with a grand sense of spaciousness maximising wide vistas of the ever-changing lake and lush hills stretching all the way from Eleebana right through to Marmong Point. The interiors highlight an immaculate, well-equipped kitchen adorned with luxurious stone, complemented by a full suite of premium appliances and smart storage options, making it not only practical but a pleasure to cook in. Lavish living and entertaining areas follow, including a spacious living/dining and a wrap-around balcony. This space invites cooling afternoon breezes and is perfect for hosting intimate get-togethers or simply relaxing with a beverage while enjoying captivating views of the shimmering lake and resort-style gardens. Each of the three spacious bedrooms boasts built-in robes and ceiling fans, while the two bathrooms include a master ensuite with stylish tiles and high-end fixtures. Additionally, the convenience of ducted air-conditioning, secure access, and lift entry, ensure the ultimate in comfort and ease. Low in maintenance, this contemporary residence offers an idyllic lifestyle for a vast range of buyers, from young professionals to families and retirees. Here you can experience modern living at its finest, situated just moments away from the waterfront and Warners Bay Village, with a choice of supermarkets within easy reach. Every day promises excitement, from thrilling water sports to exploring nature-filled bushland trails and cycleways. In the evenings or when catching up with friends, enjoy fine dining and great coffee or indulge in sumptuous cocktails. Prefer to stay home? No problem. This complex provides the essence of resort living, with amenities such as a lap pool and dedicated fitness centre, amidst artfully landscaped surroundings and lush tropical gardens, enhancing the feeling of escape. Welcome to your new lakeside paradise – where you can start living your best life! Features include:- Classy 3-bedroom, 2-bathroom quality apartment within Warners Bay's quality Water's Edge Building.- Well-equipped kitchen with stone benchtops, premium appliances, and smart storage options.- Immaculate open plan dining and family room ideal for casual living and unwinding.- A wrap-around balcony highlighting captivating views of the shimmering lake and resort-style gardens.- Three spacious bedrooms, all with built-in robes and ceiling fans.- Two luxurious bathrooms including a master ensuite with stylish tiles and high-end fixtures.- Ducted air-conditioning, secure access, and lift entry for comfort and ease.- Secure access to two designated side by side car spaces and a storage room for added convenience.- Located moments away from the waterfront and Warners Bay Village, offering an exciting lifestyle with access to water sports, bushland trails, fine dining, and entertainment.- Resort-style amenities including a lap pool, fitness centre, and artfully landscaped tropical gardens for a lavish living experience. Outgoings: Water rates: \$751.38 approx per annum Council rates: \$1,606 approx per annum Strata rates: \$1,949.48 approx per quarter Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.