

**50 Christopher Avenue, Valentine, NSW 2280**

**CENTURY 21**

**House For Sale**

Monday, 4 December 2023

50 Christopher Avenue, Valentine, NSW 2280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rod Conry

0405449468

## EXPRESSIONS OF INTEREST

As your local experts and the area's largest, most awarded agency with over 80 years combined experience, we are honoured to introduce this property to you. The first thing you'll notice about this sturdy home in Old Valentine is the massive front deck that offers year-round indoor-outdoor living and opportunities to entertain friends and family. Not only does the recently-added deck capture cooling north-easterly breezes from its elevated position but it also capitalises on the picturesque views of the lake and the leafy surrounds. In this quiet corner of this highly sought-after lakeside suburb you'll wake up to the sounds of native birds, and you're so close to the village shops and cafes that you can easily stroll down for a morning coffee or loaf of bread. The home is also conveniently central to the foreshore of beautiful Lake Macquarie with its waterfront park, playgrounds and boat ramp, as well as bushwalking trails through Green Point, the highly-regarded Valentine Public School and a very popular Bowling Club. Croudace Bay Park with its fantastic playground and off-leash dog precinct is close by, as is Belmont Hospital, whilst the major commercial centres of Warners Bay and Belmont are both within 5 km. The modern kitchen, dining, living and three bedrooms are all on the same level, whilst opposite the entry hall downstairs is the perfect home office (or it could be used as a fourth bedroom or rumpus). The recently refreshed home also features:

- \* Light and airy two-story residence with neutral colour scheme throughout;
- \* Direct access from the living areas to the large low-maintenance deck with its lake views;
- \* Spacious open plan kitchen, dining and living area features floating floors;
- \* Fabulous modern gas fireplace, ceiling fans and air con for year-round comfort;
- \* Refreshed kitchen features 900 mm gas cooktop, Caesarstone benchtops, deep soft-close drawers, modern pendant lighting;
- \* Bedrooms all include built-in robes, new carpet, ceiling fans and new curtains. Master bedroom is air conditioned;
- \* Downstairs rumpus could be used as a fourth bedroom or home office;
- \* 3-way bathroom suite features a Carrara marble vanity top and modern hand basin, separate large shower and separate wc;
- \* Spacious laundry and heaps of storage cupboards;
- \* Double garage with workshop space and bathroom on the lower level;
- \* Sturdy brick and tile construction, north-east facing and elevated to catch the views and the breezes.

Long considered one of Lake Macquarie's premier suburbs, it has always been popular with all types of buyers. Valentine has plenty of tree lined streets and prestige homes, everything from unique waterfront properties to more modern and conventional homes. The demand for Valentine has always been strong in any market... Once you start looking, you'll see why Valentine is the place to be. Century 21 Aaron Walter is your local Experts. We proudly market this home and are always looking for more homes to sell. If you want EXPERT advice and excellent results please call us now on (02) 4950 6111. The information in this advertisement has been furnished to us by the vendor of this property. Century 21 Aaron Walter has taken all care to maintain its accuracy. We recommend you carry out your own investigations should you have an interest in this property as we take no responsibility for incorrect information. "For more information please refer to our Privacy Policy which can be found at [www.century21.com.au](http://www.century21.com.au)