

# 55 East Street, Warners Bay, NSW 2282

## House For Sale

Wednesday, 10 January 2024

55 East Street, Warners Bay, NSW 2282

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 668 m2**

**Type: House**



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## Selling \$890,000 - \$930,000

Tucked away peacefully in a tranquil street surrounded by tree-studded hills, this immaculately presented brick and tile home offers a synergy of family living blended with exceptional entertaining spaces. Fringed by established native gardens, this warm and inviting home showcases light and airy living rooms and a free-flowing layout. Opening onto an appealing entry vestibule, the home reveals a renovated interior that you'll love living in. A vast light-filled lounge with dual aspect windows offers ample room for the whole family to gather. From here you can get your first peek at the fully screened and covered outdoor room, with its expanse of outdoor living and entertaining space. The kids could set up table tennis or a pool table here, or for enthusiastic entertainers, you could utilise this space for an all-weather party room – it's the perfect haven for year-round relaxing, entertaining, and fun family activities. A dining nook sits comfortably next to the modern kitchen, on the other side of which is a sizeable family room, opening onto both the outdoor room and the lush lawn. The kitchen, positioned between the two living spaces and the outdoor entertaining area, serves as the control centre of the home. From here, you can enjoy a good line of sight to the kids whether they're inside the house or playing in the yard. The home chef will appreciate this central hub and its timeless black and white design. With plenty of room for all your culinary essentials, it includes a dishwasher, double pantry, ample bench space, a breakfast bar, and storage both above and below. Three double bedrooms include built-in robes, and the renovated two-way bathroom offers a bath, a shower, a twin vanity unit, and a separate toilet. High-quality matte black fixtures create an elegant look and feel. The laundry has also undergone a makeover, complete with fitted cabinets, cupboards, and stylish timber benchtops – truly a room to enjoy wash day in! Outside, the level lawn is fully fenced, ideal for children and pets to run about, and a BBQ cabana ensures the outdoor chef stays dry while preparing the barbecue feast. There's even room to add a pool or granny flat here STCA. The home includes an attached garage for secure car accommodation - and all-weather access via the outdoor room - while a separate shed provides space for bikes and other outdoor equipment. This address is centrally located in a family friendly area, just a few minutes' walk to Warners Bay Primary and High schools. The lake, shops, supermarkets, and specialty stores are easily walkable as are a great range of cafes and restaurants. There's plenty for the kids to do here with cycle paths around the lake, picnic areas, parks and the Watagan trails, as well as a huge range of water activities on offer – not to mention ice-skating, go karting, climbing and more. It's also a quick commute to major arterial routes in every direction. Overall, the home is full of light and unimaginably bigger than it appears from the outside, offering abundant zones for entertaining friends or simply relaxing at the end of a long day. If you're looking for a pristine family home in a great area, look no further than 55 East St. Your oasis awaits! Features include:- Immaculately presented brick and tile family home. - 3 double bedrooms with built-in robes.- Light-filled and spacious open-plan living areas, comprising a light-filled lounge room with fan, and family room with AC.- All-weather outdoor living and entertaining, with a vast screened, covered, and tiled, outdoor room.- Timeless black and white kitchen with dishwasher, double pantry, a breakfast bar, and loads of benchspace and storage.- Two-way renovated bathroom with twin vanity unit, shower, bath, and separate toilet.- Renovated laundry with inbuilt cabinetry and stylish timber benchtops. - Attached single garage with all-weather access via the outdoor room, as well as a shed for bikes, SUPs, and other outdoor equipment.- Large and private fully fenced and landscaped yard, fringed by mature plantings, with a barbecue cabana and plenty of room for the kids and fur babies to play.- Central location to the best of the bay, with shops, eateries, activities, and schools all a short walk or drive away. Outgoings: Water rates: \$825.42 approx per annum Council rates: \$2,199.6 approx per annum 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.