

# 63 Scott Circuit, Salamander Bay, NSW 2317

## House For Sale

Wednesday, 22 May 2024

63 Scott Circuit, Salamander Bay, NSW 2317

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 564 m2

Type: House



Dane Queenan  
0249842000



Tristan Esquilant  
0249842000

## Auction If Not Sold Prior

Positioned in a peaceful street, this substantial brick residence epitomizes quality while boasting captivating water views that enchant from almost every angle. Meticulously designed to harness natural light, the home showcases expansive glass sliding doors that flood the interiors with sunshine, elegantly framing the serene water vistas and fostering a harmonious indoor-outdoor connection. Upon crossing the threshold, you are immediately welcomed into a grand lounge room, exuding an atmosphere of sophistication and warmth. This inviting space seamlessly transitions to a sun-drenched balcony, creating a serene retreat for relaxation or upscale entertaining against the backdrop of mesmerizing water views. Adjacent to the lounge room, the private dining area offers an intimate setting for gourmet meals and memorable gatherings. The heart of the home lies in its spacious kitchen, which is a culinary enthusiast's delight. Boasting ample cupboard and bench space, the kitchen is equipped to cater to both daily living and grand entertaining, ensuring every meal is a delightful experience. Descending to the lower level, a secondary living area awaits, characterized by a striking built-in bookcase that adds a touch of sophistication to the space. This versatile area serves as an ideal retreat for leisurely afternoons, family movie nights, or intimate gatherings with loved ones. The master suite is a haven of luxury and tranquility, featuring balcony access, a lavish ensuite bathroom adorned with water views, and an ambiance that invites relaxation and rejuvenation. The remaining 3 bedrooms or 2 bedrooms and study are generously proportioned, each thoughtfully designed with ducted air conditioning to ensure year-round comfort for all occupants. The home's main bathroom, while retaining its original charm, invites you to indulge in a spa-like experience, complete with elegant fixtures and finishes that enhance the sense of luxury. Outdoors, the fully retained backyard offers a private sanctuary for outdoor activities, gardening endeavors, or simply soaking up the sun in tranquil surroundings. Further complementing the home's appeal are modern conveniences such as ducted air conditioning for climate control, a double garage providing secure parking and storage, and solar panels contributing to energy efficiency and sustainable living. But wait, there is still more, on the lower level is an awesome space which would be used for a home office or a business run from home with a separate entrance (STCA), and there is the ideal "Man's Shed" that has been created under the house with ample area's for tool storage and workbenches. Ideally located within an approx a 900m radius of shops, sports ovals, cafes, restaurants, and the picturesque foreshore beach, this luxurious haven offers a perfect blend of convenience and coastal elegance. Embrace the opportunity to elevate your lifestyle with this exceptional residence! Please contact Dane Queenan on 0412 351819, Tristan Esquilant on 0435 642 942 or Erin Sharp on 0400 560 067 to arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we 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. 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. <https://www.prd.com.au/portstephens/privacy-terms-conditions/>