

7 Crawley Avenue, Lemon Tree Passage, NSW 2319

House For Sale

Tuesday, 23 January 2024

7 Crawley Avenue, Lemon Tree Passage, NSW 2319

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 556 m2

Type: House



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Lemon Tree Passage is a peaceful enclave, surrounded by the waters of Port Stephens and is a haven for koalas, our national treasure. Within a stone's throw of the water's edge, discover this original cottage, modernised over the years, offering an idyllic retreat from the hustle and bustle of today's fast-paced world. Step into the spacious lounge, featuring honey-polished boards and wide windows flooding the room with natural light. A central kitchen has been updated to ensure functionality and includes a large walk-in pantry. From here, sliders open to a covered alfresco for year-round dining – you'll want to spend all your time here, listening to bird song and enjoying the breezes wafting off the harbour. Occasional visits from koalas add a touch of magic to this serene retreat. Two double bedrooms, master with a ceiling fan, make up the comfortable sleeping zone, while an updated bathroom and laundry grace the opposite end of the home. An added drawcard to this property is the wide driveway leading to a double garage and covered carport, making it ideal for those with boats, caravans, and other toys. Boaties and fishing enthusiasts will love the easy access to the central boat ramp, and there is so much to see and explore in this fantastic waterway. There are numerous walks along the coastal trail including the native flora reserve in Helen Ave. Sports enthusiasts will appreciate the multiple activities on offer at the nearby Mullabulla Sports Complex and Aquatic centre, which also houses a Men's Shed and community centre. It's only a minute or two to the township and a 5-minute drive to Tanilba Bay Shopping centre. Travellers will also appreciate the short 20-minute trip to Newcastle Airport. Features include:- Character cottage – presented in comfortable liveable condition having been modernised over the years, yet with plenty of scope to further improve.- Two double bedrooms, master with a ceiling fan.- Open plan lounge with large windows flooding the room with natural light. - Updated central kitchen with a huge walk-in pantry, a ceiling fan and an AC unit flowing through to the living areas.- Huge covered alfresco – great for entertaining and a tranquil spot from which sea breezes and the occasional koala visit can be enjoyed.- Large backyard with two additional paved seating areas.- Double garage and adjoining carport leading from a wide driveway – ensuring plenty of room for boats and caravans. - Desirable coastal and nature-lovers locale, within a stone's throw of the water and close to both Lemon Tree Passage and Tanilba Bay township. Outgoings: Council Rate: \$1,696 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.