

7 Simpson Street, Valentine, NSW 2280

LANE CAMPOS

House For Sale

Thursday, 4 April 2024

7 Simpson Street, Valentine, NSW 2280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 948 m²

Type: House



Dave Lane
0249676770



Damian Rafty
0249676770

Guide \$850,00 - \$930,000

Discover the epitome of suburban bliss with this radiant sanctuary, a true family treasure nestled at the end of a peaceful cul-de-sac. Every inch of this home is infused with natural light, creating an ambiance that is both airy and inviting. The design is a masterclass in flow and function, ensuring every space is utilized to its full potential. Positioned in a verdant enclave, serenaded by the gentle whispers of nature, this residence offers a retreat from the hustle and bustle. Yet, it remains a stone's throw from the vibrant heart of Lake Macquarie, where adventure and leisure await at every turn. The living quarters are a testament to grandeur, crafted for memorable gatherings and intimate moments alike. With proximity to premier amenities, lush parks, and bustling shopping districts, this home isn't just a place to live - it's a lifestyle promise, ready to be fulfilled.

Highlights:

- Four bedrooms - three with robes
- Main bedroom has large walk-in robe and ensuite - privately placed away from the other bedrooms
- Modern, open plan kitchen with quality appliances and stone benches
- Generous lounge room overlooking the bushland setting
- Polished timber floors
- Ducted air conditioning and ceiling fans
- Covered, wrap around deck - through sliding glass doors from the loungeroom. Perfect for relaxing and enjoying the sunsets with a cocktail or two
- Large dining and second sitting area - split level and with direct access to the rear garden
- Renovated, luxe bathroom with separate W.C and freestanding bathtub
- Separate laundry with direct access to the rear garden
- Approx. 948.5m² block - landscaped garden
- Carport parking for two vehicles

Here and there:

- School catchment - Valentine Public School - 12min walk (750m), Warners Bay High School - 11min drive (7km)
- Valentine Bowling Club - 17min walk (1.1km)
- Valentine Shopping Village - 13min walk (900m)
- Allambee Park - 13min walk (900m)
- Bennett Park - 19min walk (1.3km)
- Warners Bay Esplanade - 9min drive (6.2km)
- Valentine Dog Exercise Area - 20min walk (1.4km)
- Belmont Hospital - 4min drive (2.7km)
- Belmont 16's - 5min drive (3.5km)
- Redhead Beach - 15min drive (10.7km)

Approx. weekly rental return - in the vicinity of \$800 - \$850

Approx. council rates per quarter - \$532

Approx. water rates per third - \$300 (not incl. usage)

This home will be sold via auction on Saturday 27th April. For more information, please contact Dave or Damian on 4967 6770.

Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.