

71 Winbin Crescent, Gwandalan, NSW 2259

Sold House

Monday, 14 August 2023

71 Winbin Crescent, Gwandalan, NSW 2259

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



Dale Slater

0249260600

\$875,000

This unique property, just 200 metres from the water's edge, boasts two dwellings on the one title with water views of stunning Lake Macquarie. There are a dozen reasons why this property is a brilliant buy and just as many options of what you could do with this golden opportunity! The two homes are both currently tenanted but it is up to you how you utilise this property. Will you continue to rent both homes in the current solid market where properties like these are in demand? Or perhaps you will renovate the front home to live in yourself in this truly peaceful part of the world. If you need a little more space perhaps you will undertake a knockdown and rebuild on the front property – a two storey home would guarantee even more spectacular view of the Lake! The fabulous contemporary granny flat at the rear of the property is stylish, modern and set quietly apart from the front house and would be an excellent source of income, or even a short term home for you while you build. Perhaps you are a multigenerational family looking for two houses nestled together but still allowing each family to have your own space. Honestly the options are endless. And with this incredible location in the serene seaside hamlet that is Gwandalan, families or downsizers looking for a quiet escape or a sea change will love this property. It is an easy 600 metre stroll to school with the kids in the morning before you set yourself up to work from home on the verandah with water views through the gorgeous gums. On the weekend wander to the local park just 400 metres away with your morning coffee in hand and watch the kids play in the most picturesque setting, with yachts moored just off the shore and views to Nords Wharf and further. Meet friends at the Bowls Club for tacos or burgers and a couple of beers and walk home through this pretty coastal village – a beautiful community for your family to be part of. It does not get any more laidback than this.- Two two-bedroom homes on one property- 200 metres from the water- Front house is a 2 bedroom home with a fabulous verandah to capture the water views and a fenced backyard- Second home is a beautiful brand new villa with two bedrooms, an open plan and stunning modern kitchen, contemporary blinds and curtains, air conditioning, ceiling fans, tiled and carpeted floors, a Euro laundry and its own private courtyard- Almost 700sqm block with clumping bamboo, gums, banana palms and fruit trees- Garden shed and wide driveway to both properties - 400 metres to Scout Hall, parks and playground, 1 km to Gwandalan Bowling Club - 600 metres to Gwandalan Public School- 20 mins to Swansea Belmont retail and dining precinct and Surf Life Saving Club- 20 mins to Wyee Train station and 40 mins to the suburbs of Newcastle

Outgoings: Council Rate: \$1,452.02 per annum Water Rate: \$812.04 per annum***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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