

**74 Christopher Avenue, Valentine, NSW 2280**

 **LJ Hooker Belmont**

**House For Sale**

Thursday, 21 March 2024

74 Christopher Avenue, Valentine, NSW 2280

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## **Auction - 19th April, from 5:30pm On-Site**

Nestled in the serene locale of Valentine, this home presents an unrivaled opportunity for those seeking the epitome of luxurious lakeside living. Discover an entertainer's paradise meticulously crafted for families and grand gatherings alike. From the moment you step inside, you're greeted by breathtaking 180-degree water views of Lake Macquarie, offering a picturesque backdrop 24/7. The second level reveals a stunning open-plan layout, seamlessly integrating the dining, living, and kitchen areas. Adorned with panoramic windows and polished timber floorboards throughout the entire home, this space exudes sophistication and charm. The kitchen, a chef's delight, boasts top-of-the-line appliances, including a large 5-gas stove top burner, stainless steel range hood, stone benchtops, and ample cabinetry. A walk-in pantry and breakfast bar add to the convenience of any busy lifestyle - making both casual meals with the family and entertaining a breeze. This level also features multiple rooms with dual uses - including a private loft ideal for a study, additional living space, or guest room, as well as an additional single room located closer to the kitchen. Retreat to the luxurious main bedroom suite, featuring a spacious built-in wardrobe and a lavish ensuite designed to be shared. The ensuite includes "his and hers" separate basins as well as a double shower. The remaining bedrooms are all located on the first floor and are large enough to accommodate a king-size bed plus additional furniture. A rare find among most homes, the majority of these rooms feature their own private ensuite offering comfort and ease for every member of the family. With an additional living area connecting these rooms as well as a private study, this space is perfect for relaxation, work-from-home circumstances, or a simple retreat for some members of the family. The multi-level yard is a true private oasis enveloped by lush tropical gardens, which contribute to preserving your privacy while using this space. Enjoy alfresco dining and entertaining in the covered area, complete with a tranquil water feature and space for a built-in BBQ—a sanctuary for both relaxation and recreation. In addition to this home's outstanding features, it is also extremely conveniently located - not only is it zoned for Valentine Public School, approximately 0.83km away, but you will also have the opportunity to explore the vibrant local scene with Warners Bay Esplanade just approximately 5.4km away, boasting popular cafes, bars, and restaurants. Belmont CBD is also within easy reach, offering a plethora of amenities and shopping options. Additionally, Belmont Hospital is only approximately 3km away, providing peace of mind for medical needs. With a coveted north-facing aspect and an abundance of natural light, this home's unparalleled blend of elegance, functionality, and breathtaking views make this opportunity a truly rare offering that is not often seen. Council Rates: Approx. \$2,605 p.a. Water Rates: Approx. \$818.69 p.a. (We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)