

**8 Byrd Street, Saratoga, NSW 2251**



**Sold House**

Thursday, 5 October 2023

8 Byrd Street, Saratoga, NSW 2251

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 524 m2**

**Type: House**



Michael Ahearn

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**\$907,000**

This impeccably presented single level home is set on a prime 544 SQM north facing block holding enormous potential to be enjoyed as is, invest or and create your dream home. Perfectly placed in a key coastal position offering supreme convenience only a 300m walk to the waterfront, park and under a 10 minute walk to your local IGA grocer, cafes and shops. - Ideal north facing position and low maintenance living combined with a contemporary transformation of this spectacular three-bedroom home makes it the perfect package- Stylish kitchen equipped with beautiful stone benchtops, island bench with seating, dishwasher, gas cooking and plenty of storage and preparation space - Seamless connection between light filled open plan living and outdoor entertaining with an expansive deck leading down to pool area and level backyard- Set on a 544 SQM block, cleverly designed to create a low maintenance lifestyle with a combination of level lawn, pebble fire pit area, paving and Merbau front decking - Calming master bedroom with VJ panel wall and stunning feature lights, plus two additional bedrooms, all featuring built-in-robies- Modern main bathroom with shower, bathtub and separate W/C adjacent to large laundry - Additional features include newly installed (6 months ago) Colourbond roof and insulation, recently laid flooring, keypad entry, A/C, USB power points, 2 x water tanks with outlets inside for water saving purposes for upstairs bathroom and laundry, saltwater and chlorine pool filter, side access with drive through to single car garage with additional parking space for up to three cars- Nestled in a peaceful yet convenient position walking distance to shops and cafes, close to Kincumber Shopping Village, or Erina Fair Shopping Centre, sporting facilities, schools and selection of stunning beaches close by, plus easy access to public transport, M1 freeway or Gosford Train Station Agent declares interest