

9/20 St Lucia Place, Bonny Hills, NSW 2445

Villa For Sale

Tuesday, 5 December 2023

9/20 St Lucia Place, Bonny Hills, NSW 2445

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 174 m2

Type: Villa



Geoff Woodham
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Nationwide Property Brokers
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\$750,000 - \$810,000

Welcome to easy-care coastal living in this modern, open plan home. Nestled in the perfect location for exploring the magical surrounding coastline, this residence offers a seamless blend of comfort and convenience. With relaxing ocean sounds, picturesque mountain views, and the warm embrace of sunshine in the outdoor alfresco, you'll instantly feel at home in this tranquil haven.

Property Highlights:- 3 Bedrooms with built-in robes- 2 Bathrooms, ensuite to the main bedroom- High ceilings and strategically placed windows for natural ventilation and light- Ducted air conditioning for year-round comfort- Solar hot water and electricity for sustainable living- Modern kitchen with dishwasher, seamlessly adjoining the main living area- Inviting alfresco area for outdoor dining and relaxation- Double lock-up garage with internal access- Low-maintenance and fully fenced for security and privacy- Located within a secure complex, offering peace of mind

The property boasts three bedrooms, each adorned with built-in robes, ensuring ample storage space. The master bedroom comes complete with an ensuite for added privacy and convenience. High ceilings and strategically placed windows enhance the sense of space, allowing for natural cross-flow ventilation and an abundance of light throughout the home. The practical aspects of daily life are well-addressed with a separate laundry featuring ample storage. Ducted air conditioning ensures year-round comfort, while the inclusion of solar hot water and electricity reflects a commitment to sustainable living. The heart of the home is a modern kitchen, seamlessly adjoining the main living area, and equipped with a dishwasher for added convenience. Step outside to the alfresco area - an inviting space to linger over meals, during the evening or daytime. Parking is a breeze with a double lock-up garage offering internal access. The property is designed for low maintenance, allowing you to focus on enjoying the coastal lifestyle. The entire property is fully fenced, providing security and peace of mind. Ideally positioned in Bonny Hills, this residence is conveniently located near the shopping centre and beach, with Port Macquarie just a short drive away. This is a rare opportunity, whether you're looking to invest or downsize the family home, as the property is situated within a secure complex. Don't miss out on the chance to call this coastal retreat your home. All the boxes are ticked, and this property eagerly awaits your inspection. Contact Geoff and the NPB Team today for more information and to schedule a viewing. Geoff Woodham: 0421 038 633 NPB Office: 0447 020 742 Council Rates, approximately: \$435.00 / qtr Strata Fees, approximately: \$765.00 / qtr Rental Return, approximately: \$550.00 / week

Ideally positioned in Bonny Hills yet conveniently located, approximately:- 2.2km to Rainbow Beach- 1km to Bonny Hills Garden Cafe- 2.7km to Bonny Hills Friendly Grocer- 2.4km to Lake Cathie Public School- 19.5km to Port Macquarie

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