

# 91 Andrew Road, Valentine, NSW 2280

 LJ Hooker

## House For Sale

Wednesday, 17 April 2024

91 Andrew Road, Valentine, NSW 2280

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Tegan ODoherty  
0413977051



Kelli Bell  
0418435552

**\$1,900,000 - \$2,080,000**

Providing panoramic bushland views out over the lake, this immaculate family home delivers a seamless blend of character, quality finishes and thoughtful design, ideally suited to the modern family craving a sense of escape. Offering sun in winter and shade in summer, two north-facing balconies create fabulous alfresco entertaining space, while inside, three separate living areas ensure each member of the family has their own space to retreat to. Framing breathtaking views, the open-plan and stunning new kitchen are a particular highlight, while the sparkling saltwater pool, framed by verdant greenery and glorious bushland views, provides an idyllic spot to cool off. In addition to an expansive master, five further bedrooms add superb versatility, serviced by a stylish ensuite, main bathroom and third WC, all recently updated. For those who love getting out in the great outdoors, nearby Green Point Reserve offers gorgeous walking trails, while Bennett Park boat ramp and the shores of Lake Macquarie are moments from the front door.- Beautifully spacious family home elevated by spectacular views, premium appointments and elegant sense of design - Large windows frame lush, northerly aspect to fill the interior with abundant natural light- Three separate living spaces made up of charming open-plan, media room with built-in cabinetry, and lower-level rumpus with custom built-in bookcases- Blackbutt floors and sweeping views enhance open-plan, extending seamlessly to expansive balcony- Custom-designed 2.5yo SafetyBuild kitchen (a finalist in the Australian Master Builder's Association kitchen of the year competition in 2021) boasting sleek stone surfaces, Miele appliances, plumbed fridge, a walk-in pantry and waterfall island bench- Bushland surrounds and elevated position puts the home on the flight path of local birdlife, making it a great spot to look out for unusual species and regular visitors (king parrots love the property's banana trees!)- Oversized master creates lovely parents' retreat, complete with balcony access, walk-in robe and ensuite- Five robed bedrooms on lower level, two with lower balcony access, serviced by elegant main bathroom- Recently renovated laundry on lower level features laundry chute from upstairs powder room- High-ceilinged under-house storage could be transformed into wine cellar, gym or ensuite to guest bedroom - Delightful pool framed by brand-new merbau deck and sandstone paving- Wild bushland beyond pool is great for kids to build cubbies and explore- Additional features inc. three-zoned ducted AC, 24-panel 6.6kW solar, Rainbank rainwater system that feeds outdoors taps and toilets, double garage with Storewall garage wall hanging panel system (panels only)- Extremely friendly neighbourhood with trusted neighbours and get-togethers at Christmas- Walk to well-regarded Valentine Public School, and bus at front door to public and private schools- Some things the current owners love inc. twilight swims surrounded by birdsong; being so close to the lake; lovely local walks through bushland and along the foreshore; entertaining friends and family out on the beautiful decks- On-demand and public bus service 20m from front door; easy walk to local shops and Valentine Bowling Club (which offers courtesy return bus)