

# 20 Railway Street, Dudley, NSW 2290

## House For Sale

Wednesday, 19 June 2024

CENTURY 21.  
Novocastrian

20 Railway Street, Dudley, NSW 2290

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 366 m<sup>2</sup>

Type: House



Suzanne Hill

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## Preview

Brand new, never-lived-in elegant home located in Railway Street, Dudley, offers the epitome of modern living. Built by local builder Montgomery Homes this home promises a lifestyle of relaxed coastal living in stylish luxury. The home has been designed to cater to busy modern lifestyles with living areas on both levels, with a low-maintenance yard. The multiple living areas enable you to enjoy the flexibility of several living areas, providing ample space for relaxation and entertainment. The living area opens onto a luxury tiled alfresco area that leads onto the private and secure grassed backyard, which can be seen from the kitchen and main living area, creating an inside-outside living style. Features: 5 Bedrooms, which include a spacious master suite and a private guest suite, perfect for accommodating family and friends or could be used as a media room/study. The upper level has 4 bedrooms and a rumpus room that opens onto a balcony with elevated views of Dudley. The Master bedroom has coastline views stretching up to Stockton and Birubi beaches and all upstairs bedrooms have walk-in robes. The upgrades throughout the house include: Fully ducted air conditioning; hardwired Google Nest and security system; smart lighting that enables you to control the ambiance of your home with lighting that can be easily adjusted via your mobile devices; insulation in the walls of the upstairs bedrooms to living areas to ensure peaceful nights sleep; frameless shower screens; a stand alone bath and many more extra inclusions. All this is combined with multiple storage spaces and an extra high garage which ensures a clutter-free living environment. This property provides a low-maintenance luxury lifestyle whilst still including practical comfort. Located in a nice quiet cul-de-sac street, offering peace and privacy and is a short walk to the Dudley café, Dudley Primary School, sportsground, bus stop, and historic hotels – Royal Crown Hotel and Ocean View Hotel. At the bottom of the cul-de-sac street, there is access to numerous bush walks. The local beaches of Dudley and Redhead will provide the surf breaks of your dreams and with a Surf Club at Redhead, the children can join Nippers and fully embrace the lifestyle that coastal living can offer them. This is more than just a house, it's a lifestyle, ready and waiting for you to embrace. Expect to be impressed, you won't be disappointed! Zoning: R2 Low Density Residential Council: Lake Macquarie Land Size: 366sqm approx Land Rates: \$1762pa approx Water Rates: \$819pa approx 'PREVIEW' This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price. Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property during the 'Preview' promotion, there is no barrier to making an offer to purchase the property. The seller can accept an offer at any time. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos may be digitally edited and include virtual furniture.