

22 Church Street, Minmi, NSW 2287

House For Sale

Monday, 8 July 2024

22 Church Street, Minmi, NSW 2287

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 982 m2

Type: House



Troy Duncan
0416290555

\$1,100,000 - \$1,200,000

Welcome to 22 Church Street, Minmi, this is the perfect family home. Nestled in a tranquil cul-de-sac, this stunning single level 5-bedroom brick home offers you 3 separate living areas, 2 bathrooms, double car garaging + carport & separate garaging in the backyard for all your personal belongings plus inground pool for you & your family to enjoy over summer. Offering you the epitome of modern living with an array of desirable features, this deceptively large brick family home is designed for comfort, convenience, and style. Upon entering the oversized front door, you are greeted by a spacious formal living area that seamlessly flows into the open planned dining/living area in the heart of the home that opens off the gourmet kitchen. The kitchen boasts sleek countertops, stainless steel appliances, natural gas cooking, ample storage and a breakfast bar perfect for casual meals. There is also a children's activity room, media room or third separate living area giving everyone in your household plenty of space to spread out & relax in this wonderful residence. The master bedroom is a true retreat, complete with a built-in wardrobe + ceiling fan + a window seat (book nook) to sit & enjoy a book with natural light basking through the window. Enjoy your own private ensuite bathroom featuring contemporary fixtures and finishes. Each of the remaining four bedrooms are generously sized offering you built in robes + ceiling fans for ultimate convenience for family & guests. Step outside to discover your own private oasis, this fabulous residence features a salt water in-ground swimming pool surrounded by lush landscaping, ideal for relaxation or hosting summer gatherings. The massive 10m long x 5m wide outdoor undercover entertaining space provides a perfect setting for alfresco dining or enjoying the sunset with your family and friends capturing sweeping views right up to Mount Sugar Loaf. Additional highlights include a double car garage with internal access for secure parking and storage, complemented by side access to a separate single car garage in the backyard, ideal for a workshop or extra vehicle storage or home office. The property is fully fenced & includes a wonderful grassed backyard for your children & fur children to run & play, ensuring privacy and security. Other features include: • Ducted air conditioning throughout (8x Zones) • Plantation shutters • Separate laundry • LED Lighting • 40x Solar Panels = (13.2KW) to help keep your electricity bills low. • The roof has been fully restored (repointed & painted) • Insulation in the ceilings to make the house comfortable all year round. Land Size Approx. 982sqm with 20m Frontage & 49.2m Depth Water Rates Approx. \$190 Per Quarter Land Rates Approx. \$506 Per Quarter Potential Rental Return Approx. \$780-\$790 Per Week Conveniently located near Minmi Public school, Bishop Tyrell Anglican College parks & playgrounds, shopping centres, and transport links, this residence combines luxury with practicality, offering a lifestyle of comfort and sophistication. Don't miss the opportunity to make this exceptional property your new home. Arrange your private inspection today and envision the possibilities of living in this beautifully appointed family home. For further information contact the Minmi's first choice for real estate Troy Duncan on 4950 8555 First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home. Disclaimer: All information, contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.