

3 Norman Avenue, Sunshine, NSW 2264

House For Sale

Thursday, 4 July 2024



3 Norman Avenue, Sunshine, NSW 2264

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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PREVIEW THIS SATURDAY!

This hidden gem is perfectly positioned in the secret sunny suburb of Sunshine on Morisset Peninsula ... and offers laid-back lakeside living at its best! The property has been meticulously designed to offer versatility, whether a solo occupant with guest accommodation on offer; or yet still well-suited to couples or medium to large sized families ... particularly multi-generational living circumstances will benefit from this layout. Fully renovated, offering comfortability in every zone of the home, this move-in-ready friendly environment offers the most pleasant, uplifting and feel-good spaces. It is evident the extreme pride and care that has been undertaken within the homely walls. - Spacious four bedroom home, with multiple living zones across the two levels - Three generous sections; perfect for numbers, or home with business + hobbies - Modern central kitchen with quality appliances, overlooks the undercover deck area - Fully climate controlled with four split system a/c and ceiling fans throughout - Private and tranquil level backyard offers rainforest retreat, fully fenced - Three bedrooms are well placed around the updated bathroom with bath tub - At the end of the hallway, past internal laundry, is a surprising treat - self contained accommodation with open dining/lounge, kitchenette, bedroom with huge wardrobe storage and lush designed ensuite with quality finishings including gold tapware - Ground floor is an enormous multipurpose area which can be closed off from the connecting stairwell, adjoining to the upper level. Includes a powder room for convenience, also this zone is complemented with wall-fitted benches, study nooks and comes with ample storage. Ideal for conducting business at home; all kinds of hobbies whether its music or crafts, or an extreme games room to enjoy some fun! Nearby to: - Waterside Reserve, level walk to water's edge (120m) - Casuarina Point Reserve (700m) and Sunshine Baths Reserve (800m) - Sunshine Sailing Club, Sunshine Boat Ramp and Waterfront Reserve (1km) - Balcolyn Boat Ramp (4km) - Shingle Splitters Point and Boat Ramp (4.7km) - Bay Shopping Centre, Coles, Bay Hotel Motel, Boatshed Restaurant & Cellarbrations Bottle Shop (4km) - Bonnells Bay Boat Ramp, Pendlebury Park Waterfront Reserve (5km) - Bonnells Bay Public School (5.9km) - Trinity Point Marina and renowned restaurant 8 at Trinity (6.8km) - Cedar Mill 'Under Construction' - to include a new concert venue, cafes, restaurants, tourist accommodation and proposed: Australia's largest aquatic play park - all across a 90 hectare site, formerly known as Morisset Golf Course (9km) Local Area Information: - Public Transport available via Peninsula Bus Link Service from Silverwater into Morisset Township and surrounding suburbs (Morisset Bus interchange available at Morisset Railway Station). - Local bus service runs hourly weekdays, two-hourly on weekends. - Ten minute drive from M1 Morisset interchange (9.5km), 90 minutes drive from Sydney and 45 minutes drive to Newcastle & Gosford CBDs. - Gateway to the famous Lake Macquarie, Australia's Largest Saltwater Lake, and also the Hunter Valley with plenty of adventures to be had! *Lake Macquarie is the largest coastal saltwater lake in the Southern Hemisphere. It covers approximately 120 square kilometres (over twice the size of Sydney Harbour), and the lakes shoreline is 174km long (the foreshore consists of 174km of bays, beaches and headlands). The lake is 22km running north-south, gauging from Speers Point to Chain Valley Bay. At its widest, spanning the stretch of water from Dora Creek to Swansea, it's 8km across. Lake Macquarie has a maximum depth of about 16m, and a mean depth of 5.3m. Council Rates: \$470.00 per qtr (approx.) Water Rates: \$380.00 per qtr (approx.) DISCLAIMER - Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the owner or agent. Information is gathered from sources we believe to be reliable; we cannot guarantee its accuracy and interested persons should rely on their own enquiries.