

# 31 Trafalgar Crescent, Valentine, NSW 2280

mavis.

## House For Sale

Sunday, 23 June 2024

31 Trafalgar Crescent, Valentine, NSW 2280

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 778 m2

Type: House



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## Auction

Auction Location: On Site Step into this captivating brick and tile home and instantly feel the expansive, character-rich ambiance created by the impressive split-level design. Exposed brick walls, soaring raked ceilings, and exposed timber trusses and beams draw you in with their unique charm. Gaze through the rear windows to be greeted by lush bushland, offering the soothing sounds of birdsong and a tranquil atmosphere. Recently updated with plush new carpeting, this tri-level home offers a highly functional and spacious layout. The entry level features five bedrooms, including a master with an ensuite and balcony access, along with a beautifully renovated main bathroom. Descend into the grand lounge area, where the 4.8m raked ceiling and open fireplace create a space that is both impressive and inviting. French doors lead to a verandah perfect for alfresco enjoyment, set against a backdrop of leafy serenity. The lower level hosts a versatile rumpus room, an island kitchen, a laundry, and a third bathroom, with convenient access to the backyard. Situated just a short drive from Warners Bay and Belmont, you'll enjoy lakeside dining and shopping at your fingertips. Nearby parks and playgrounds offer family fun, while Lake Macquarie awaits your exploration, whether you launch your boat from Bennett Park public wharf or Eleebana boat ramp.

- Spacious and versatile brick and tile split-level home- 778sqm block with prized north facing backyard backdropped by lush bush- Updated with brand-new carpet throughout, bamboo floors to dining area- Two separate living areas + dining and easy outdoor flow to alfresco entertaining- Island kitchen with stone benches, 6 burner gas stove, bi-fold window to garden- Ducted air conditioning - Multiple split system a/c throughout plus open fireplace in lounge room- Sky-lit main bathroom with freestanding bath, large shower, separate w/c, heated towel rail, master ensuite, third bathroom in lower-level laundry- Internally accessed double garage with handy storage, extra parking on driveway- Valentine Public school - 1800m, Warners Bay High - 7.6km, Belmont Christian College - 5.6km- 4km - Belmont Hospital, 4.7km - Lake Macquarie Square, 6km - Belmont Citi, 7km - Warners Bay

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.