

45 White Haven Avenue, Magenta, NSW, 2261



House For Sale

Sunday, 18 August 2024

45 White Haven Avenue, Magenta, NSW, 2261

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Justin Bond



Belinda Bond

Your Very Own Beach House!

Set on a coveted stretch between the ocean and 18th hole, capturing sweeping Ocean views from its roof top terrace and an outlook to the reserve at the rear of this exclusive position; is this near newly completed Torrens Title home.

Welcome to 45 White Haven Avenue; clean streetscape, well-lit at night, tightly held amongst residents - quality is evident in every direction.

Hear the ocean!

Discover your dream home in this exclusive resort style environment.

Enjoy world-class golfing, dedicated cycle ways, bush walks, fishing, a vibrant coastal lifestyle and food lovers paradise right at your doorstep.

Features include:

- * Easy care level block capturing a reserve backdrop and ocean views.
- * Open planned living, dining and kitchen areas with balcony.
- * Kitchen with stone bench tops, island bench, gas cooking and quality appliances including dishwasher.
- * Main bedroom with balcony and ensuite on the primary floor.
- * Main bathroom with quality fixtures and fittings including bath and separate shower.
- * Three downstairs bedrooms all with built in robes and second living area.
- * Second living area opening onto rear yard patio area.
- * Low maintenance rear yard.

Soak up the sun and listen to the ocean whist talking in the view from the roof top terrace, the ideal place to set up for outdoor dining.

Finished throughout with ducted air conditioning and modern tones and high lights.

This may very well be your ultimate lifestyle property.

The Location:

- * Golf Australia's top 100 ranked 18-hole Golf Course.
- * Access to 20 metre indoor heated lap pool, Rock pools of the freshly refurbished Lagoon pool with seasonal bar, via Magenta Club membership.
- * A short walk to Pullman Hotel offering Barretts Restaurant, Shallows Bar with indoor and outdoor dining.

Key Details:

Community Fee: \$567.18 per quarter

Magenta Club Fee: \$342.05 per quarter

Council Rates: \$642.20 per quarter

Water Rates: 216.32 per quarter

Be quick to contact Justin or Belinda for further information. Available to view by appointment or as advertised.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans

are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.