

91 Dune Dr, Fern Bay, NSW, 2295

wilton lemke stewart

House For Sale

Wednesday, 23 October 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Put simply, indoor/outdoor seaside living at its best

Tucked at the rear of Seaside Fern Bay, this single-level Masterton-built home is a true retreat where beach life and relaxed family living come together. With four bedrooms, two bathrooms, and two separate living areas, there's plenty of space for everyone to spread out. The stunning island kitchen naturally draws everyone in, whether it's for a quick snack or to get the party started before heading outside. This home was made for the Aussie love of indoor/outdoor living. With three separate decks accessible from multiple rooms, the flow is effortless. The main rear deck enjoys a prized northeasterly aspect, soaking up all that glorious winter sun, while the BBQ kitchen and heated pool take entertaining up a notch. Surrounded by lush, tropical-inspired gardens, the home feels private and serene, with a bore irrigation system to keep the greenery looking its best. Add in an oversized double garage with a workshop, a 10.5kW solar system (battery ready), and you've got low maintenance living with the bonus of reduced electricity bills, even with the AC and pool heating running. Positioned just across from the beach access trail, fresh air and outdoor adventures like surfing, fishing, four-wheel driving, and bushwalking are practically in your backyard.

- 671.6sqm block opposite beach access trail
 - Main bedroom with walk-in robe and ensuite enjoys privacy away from other bedrooms
 - Island kitchen, gas stove, oodles of storage
 - 10.5 Kw Solar (Battery Ready). Low electricity bills.
 - Walk-in pantry with plumbing/wiring in place ready for conversion into butler's kitchen
 - Remote control awnings over rear decks
 - Ducted a/c and gas heating provides climate control
 - Coffered ceilings in entry, theatre room and bedroom
 - Wiring/Switching in place for LED lighting in vaulted ceilings
 - 12 minute drive to Stockton shops, cafes and ferry terminal
 - 10 minute drive to Newcastle Airport
 - 3.2km to Fern Bay Public School, zoned Newcastle High
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- Council Rates: Approx. \$2,400 p/a + usage
 - Water Rates: Approx. \$800 p/a + usage
 - Community Fees: Approx. \$1,000 p/a
 - Potential Rental Return: Approx. \$900 - \$950 p/w

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