

# Lot 2134 Godwit Avenue, Warnervale, NSW 2259

## Sold House

Thursday, 24 August 2023

Lot 2134 Godwit Avenue, Warnervale, NSW 2259

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 644 m2

Type: House



Brett Croucher



Carmel Lonergan  
0437983332

**\$1,150,000**

Living on a corner block has many advantages. The Arcadian maximises every one. Its unique floor plan and attention to detail prioritise liveability. The premium kitchen boasts a walk-in butler's pantry and a stunning island breakfast bar where entertainers will thrive. The open-planned living/dining space with seamless indoor-outdoor flow is where stories are shared, and celebrations remembered. The study nook off the kitchen provides the perfect solution for home admin and storage, a central space for managing all sorts of household task. Your new home has five robed bedrooms, two stylish bathrooms complete with a free-standing bath and a powder room. The secure double-car garage with internal access is the perfect final touch. The Linen colour scheme embraces classic elegance reminiscent of a luxury coastal retreat. Fused with a natural-toned palette, the combination of textures delivers high-end finishes that will inspire. Situated on a 644m<sup>2</sup> corner block, this home will be absolutely complete when you get the keys, all you'll have to do is move in and make it yours. Turnkey Inclusions:

- Keep cool in summer and warm in winter with reverse cycle air-conditioning and save on electricity costs from the solar panels.
- Modern timber laminate flooring from the entry right through the high traffic and main living areas with matched tiles in the bathroom and ensuite.
- Quality inclusions including Colourbond roof, modern Caesarstone bench-tops, Caroma bathroom fittings and Westinghouse appliances.
- Four generous bedrooms offer mirrored built-in robes and large windows to maximise the natural light.
- Separate master suite featuring walk in robe and ensuite plus extras like stone benchtops and soft close cabinetry.
- Fully fenced and landscaped including driveway, letterbox and washing line - all you need to do is move in.

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