

**48/26 Harbord St, Bonnells Bay, NSW, 2264**

**Unit For Sale**

Tuesday, 6 August 2024

48/26 Harbord St, Bonnells Bay, NSW, 2264

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Lakeside Living at its Best in Contemporary 3-bedroom Townhouse

Experience an easy lakeside lifestyle in this contemporary three-bedroom, two-bathroom townhouse perfectly positioned just minutes from shops, schools and the stunning shores of Lake Macquarie. Ideal for downsizers, first-home buyers, families or investors, this light-filled, two-storey home promises low-maintenance living where you can move in and not need to change a thing.

Constructed in 2018 by Thomas Paul Constructions and still under builder's warranty, this immaculate townhouse has undergone recent enhancements, including stylish plantation shutters throughout, brand new carpet and ducted air conditioning upstairs and stunning hybrid flooring on the ground floor and staircase which is waterproof, scratchproof and stain resistant.

Enjoy an open-plan kitchen, living and dining zone connecting seamlessly to an easy-care tiled and turfed backyard, ideal for entertaining or relaxing with a cuppa. The central modern kitchen makes cooking a breeze with a sleek stone island/breakfast bar, premium stainless steel appliances, including a gas cooktop and dishwasher, and ample storage. A separate sunny living room provides a quiet spot for working from home, a second TV room, a guestroom or a play zone for the kids.

Three chic bedrooms are generously proportioned with plantation shutters, ceiling fans, oversized built-in robes and filtered lake and mountain views. The pleasant main suite features a walk-through robe and a large ensuite bathroom, making it a restful retreat from which to escape the hustle and bustle. Situated in a quiet and quality complex, this terrific townhouse also features a lock-up garage with handy internal access, a spick-and-span main bathroom, a laundry with a third toilet, unlimited hot water via an instantaneous gas system and oodles of storage.

Right outside your door, you'll discover a wide range of amenities for stress-free living. Drive or walk to the nearby Bay Shopping Centre for supermarkets, cafes and specialty stores. Lakeside recreational areas, playgrounds, boat ramps, and public jetties are just minutes away for swimming, boating, kayaking, and fishing. Kids will enjoy the nearby skate park and playground right on your doorstep. Or dine out at nearby Trinity Point Marina and Morisset cafes. Easily commute to Sydney, the Central Coast or Sydney via Morisset train station and the M1. This turnkey townhouse is the gateway to a carefree lifestyle.

### Features:

- Modern and move-in ready two-storey, 3-bedroom townhouse in a peaceful tree-filled complex steps from the skate park, shops, schools and lakeside adventures
- 3 spacious bedrooms with ceiling fans, plantation shutters, new carpet and ducted air conditioning. 2 bedrooms with sizeable mirrored built-in robes; the main bedroom suite includes an ensuite bathroom with a shower and toilet and walk-through robe
- 2 modern bathrooms, the main features a large shower and toilet, with a third toilet in the laundry
- Contemporary kitchen with a sleek stone kitchen island/breakfast bar, ample storage and premium stainless steel appliances, including a gas cooktop and dishwasher
- Combined living and dining room enjoys outdoor views and split-system air conditioning
- All new hybrid flooring on the ground floor and stairs is stain resistant, waterproof and scratchproof and new carpet upstairs
- 3 zone ducted air conditioning on the first floor, plantation shutters throughout and Crimsafe security doors
- Separate north-facing study/second living area provides a sunny work from home option or extra room for guests
- Astro-turfed and tiled backyard offers low-maintenance space for entertaining or relaxing (as well as 2 x 1,000L rainwater tanks for the toilets and garden)
- Single automatic lock-up garage with handy internal access
- Ample storage includes an understairs storage room and 2 x double linen cupboards upstairs
- Instantaneous gas hot water system means you'll never run out of hot water
- Steps from Bonnells Bay Playground and Bonnells Bay Skate Park
- 4 min drive or easy walk to Bay Hotel and Bay Shopping Centre for supermarkets, cafes and speciality stores
- 2 min drive to lakeside recreational areas for walking the dog, playgrounds, swimming, boating, fishing or kayaking

- 3 min drive to Bonnells Bay Public School and 8 min to Morisset CBD for supermarkets, cafes, the train to Newcastle, Central Coast and Sydney and the M1

**Outgoings:**

Council Rates: \$1,400.4 approx. per annum

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