



25 Verdelho Street, Bonnells Bay

## ALL THE WORK IS DONE!

Walk in to this grand family home and start living.

Entertain from your gourmet kitchen, featuring a massive Caesarstone island bench, 900mm oven and walk in pantry.

Relax in the vast open plan living and dining space.

Or get outdoors in all seasons with a superb covered alfresco space complete ceiling fan and outdoor heaters.

The bedrooms are all oversized and all include built-in-robos.

The spacious main suite surprises, with an ensuite and walk-in-robe.

In every space the thoughtful design and high level of finish is evident, delivering a home you can enjoy from day one.

Built on one level, this home is a great choice for families and even downsizers, with an easy care yard and off street parking for a boat, RV or caravan.

Located in a quality estate directly opposite a peaceful reserve/conservation area, you are just moments from the shores of

4 2 2

### AUCTION

Thu 18th Jun @ 6:00PM

### VIEW

Sat 23rd May @ 1:00PM - 1:30PM

### AGENTS

John Church  
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john.church@ljhooker.com.au

Robert Church  
0468 813 659  
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### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Lake Macquarie, shops and schools.

#### FEATURES:

- Gourmet kitchen with glass splash back, modern appliances, stone bench tops and walk in pantry
- Large open plan living and dining space
- Four generous sized bedrooms with ceiling fans and cupboards
- Media room or fifth bedroom
- Private, flat, easy care yard with sand pit, water tank and full irrigation system.
- Hard wearing timber look vinyl flooring to living areas
- Ducted air conditioning (12.4KW)
- Heat pump hot water system (310 litres)
- Full double garage with storage and internal access
- Security system
- Full insulation, including sound insulation to internal walls
- Bushland reserve across the road (C2 Environmental conservation).

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

#### MORE DETAILS

Property ID	ZJMF7Q
Property Type	House
Land Area	562 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Car Parking - Surface
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport

#### John Church 0414 294 944

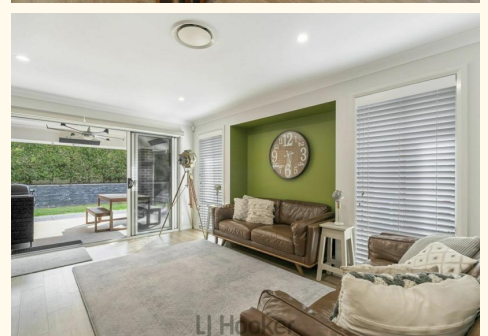
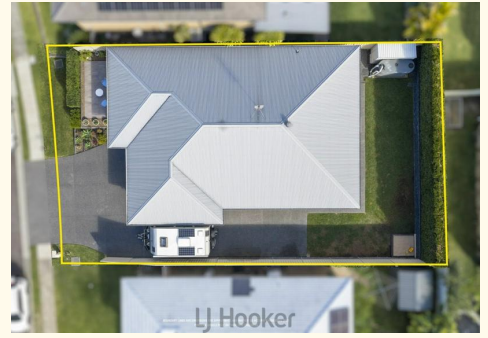
Sales and Marketing Executive | Independent Contractor |  
john.church@ljhooker.com.au

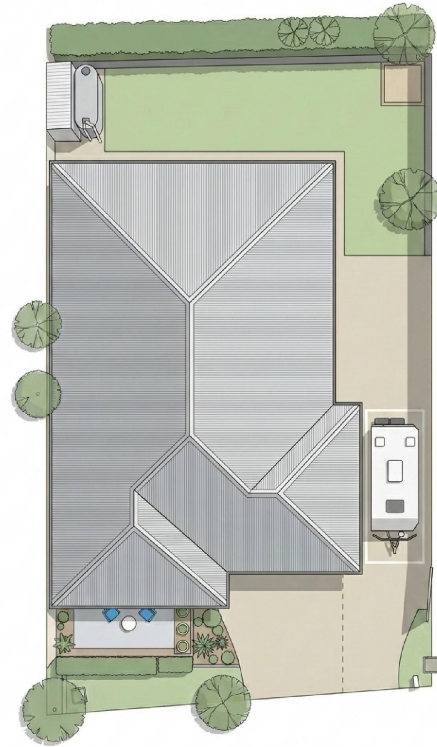
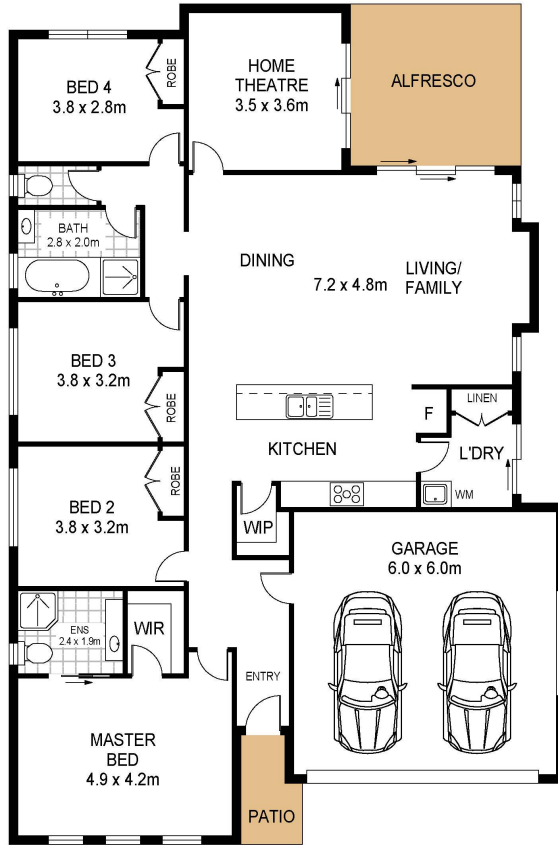
#### Robert Church 0468 813 659

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#### LJ Hooker Lake Macquarie (02) 4915 3800

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Total Internal Floor Area: 206 sqm

Scale in metres Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

