

## Floraville, 12 Duchess Close

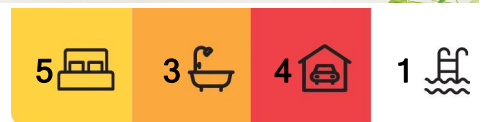
E.O.I Expires Monday 27th - 5:00 pm

Nestled within lush bushland, this remarkable 5-bedroom, 3-bathroom family home stands as a testament to thoughtful design and meticulous execution, offering a haven of warmth and comfort both inside and out.

Situated in a tranquil low traffic cul-de-sac, the property boasts breathtaking gardens and contemporary interiors, creating a stunning retreat for nature lovers and entertainers alike.

Step outside into your own private oasis, where multiple alfresco areas beckon for gatherings. A large in-ground fibre-glass Capri style pool, embraced by Eco Wood Decking, invites refreshing dips on sunny days, while the spacious combined dining and kitchen area, featuring electric cooking facilities, seamlessly connects indoor and outdoor living.

Centrally positioned between Lake Macquarie and 9 Mile/Red Head Beach, the home offers convenient access to both natural wonders, just a short drive away.



**For Sale**  
Expressions of Interest

**View**  
[ljhooker.com.au/16CHF5E](http://ljhooker.com.au/16CHF5E)

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**Disclaimer:** 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 Belmont**  
(02) 4945 8600

Inside, all 5 bedrooms are complete with ceiling fans, with 2 bedrooms boasting built-in wardrobes, and the master featuring a walk-in wardrobe and ensuite. The 5th bedroom, located downstairs, offers versatility as a guest room, large study, or additional living space, complete with its own ensuite, private deck access, and reverse cycle air conditioner.

The main bathroom, intelligently designed, showcases a large tub and shower enclosed behind a frameless glass panel, ensuring both style and practicality.

Upstairs, the entire floor is serviced by an inducted air-con system, maintaining comfort throughout the home all year round.

The heart of the home, the designer kitchen, boasts quality European appliances and a servery that opens out to the undercover alfresco, perfect for seamless entertaining.

Additional features include a large double garage with storage or workshop space, automatic door, and 2 additional off-street parking spots at the front of the house. A separate storage or workshop space is located under the house, while additional parking for boats or caravans is available at the rear.

Completing the package is a 31-panel, 10.32kw electric solar system, natural gas connection, and a 5000-liter water tank for greywater usage and gardens - excellent options to consider with rising costs of living.

Council Rates: Approx. \$2234 p.a.

Water Rates: Approx. \$818.69 p.a.

(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)



## More About this Property

Property ID	16CHF5E
Property Type	House
Land Area	911 m <sup>2</sup>
Including	Study Air Conditioning Ducted Cooling Ducted Heating Alarm Pool Balcony Deck Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Grey Water System Water Tank

**Steven Georgalas 0499 191 411**

Director & Licensee | [steven@ljhookerbelmont.com.au](mailto:steven@ljhookerbelmont.com.au)

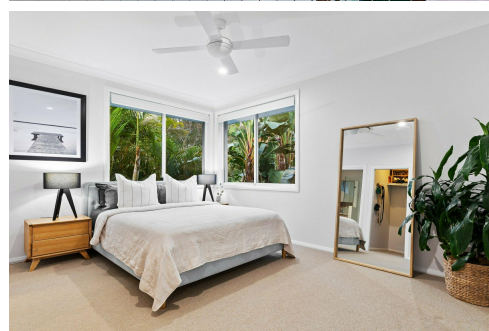
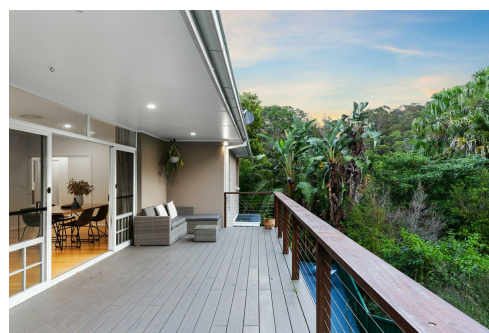
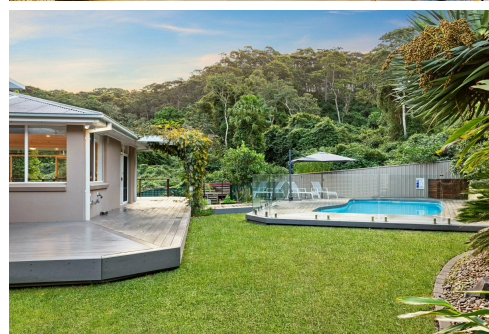
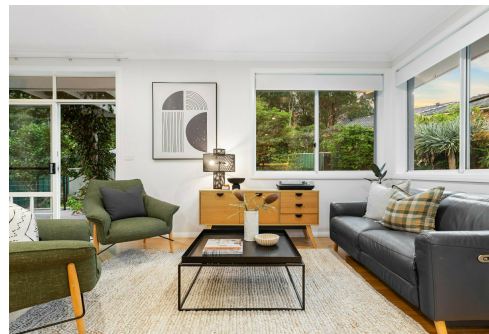
**Jack Greenough 0433 400 624**

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Approximate Gross Internal Area = 251.0 sq m (Including Garage / Workshop)