

Floraville, 122 Floraville Road

Dual-Level Haven with Coastal Views

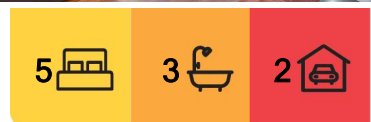
Tucked away on a serene service road, this meticulously crafted residence unveils an ingenious dual-level layout, tailored to cater to a large family or two households seamlessly. Boasting breathtaking coastal views from the front and back as well as captivating sunrises over the front deck and sunsets of Lake Macquarie from the rear, this impeccable home is now on the market for the very first time.

From the moment you enter the electric driveway gate and park in the double garage, to the sustainable features like the edible garden with rainwater tanks and a solar system promising minimal running costs, this residence showcases an array of impressive features and eco-friendly amenities. The layout is designed to offer two self-contained levels, providing five bedrooms, three bathrooms, separate lounge and dining spaces both upstairs and down, and two immaculate kitchens.

The upper-level home office offers a spectacular backdrop of lake and mountain scenery,



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.



For Sale
Guide \$1,300,000 - \$1,400,000

View
ljhooker.com.au/1661F5E

Contact
Steven Geogalas
0499 191 411
steven@ljhookerbelmont.com.au

Jack Greenough
0433 400 624
jack@ljhookerbelmont.com.au

LJ Hooker Belmont
(02) 4945 8600

while the full-length front verandah and rear balcony become your go-to spots for watching ships sail up the coast and experiencing unforgettable sunrises and sunsets.

The meticulous presentation of this home allows for an easy move-in, with the added opportunity to infuse your own style with modern upgrades in the future. Adding to the appeal, Floraville's popular school is just 700m away, the doorstep bus service ensures a stress-free commute between Belmont and Charlestown, and Lake Macquarie Square is a quick five-minute drive, providing ultimate convenience and easy access to all your needs.

Come the weekend, choose between Lake Macquarie or the beautiful Redhead Beach for water sports, surfing, and family fun.

- Dual-level brick and tile home on a 613.4sqm block capturing ocean and lake views
- Double garage and workshop with two auto doors behind an electric driveway gate
- Lower level accessible separately with two bedrooms, two bathrooms, lounge, kitchen, and dining/sunroom
- Upstairs offers three bedrooms, one bathroom, lounge, eat-in kitchen, and a study
- Split system air conditioning upstairs and down, security shutters, and window tinting
- NVR Swan security system, 5kW solar system
- Proximity: 2.4km to Belmont High, 2.6km to Belmont Christian College

Council Rates: Approx. \$2,379.97 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	1661F5E
Property Type	House
House Size	250 m ²
Land Area	613.4 m ²
Including	Ensuite Study Air Conditioning Intercom Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Steven Georgalas 0499 191 411

Director & Licensee | steven@ljhookerbelmont.com.au

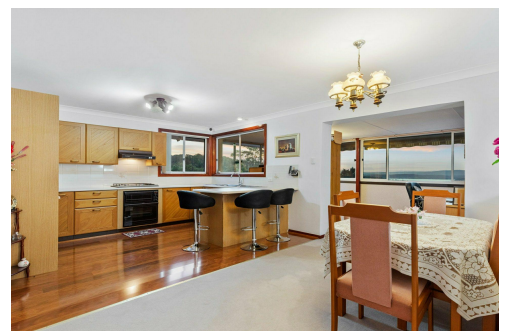
Jack Greenough 0433 400 624

Sales Associate | jack@ljhookerbelmont.com.au

LJ Hooker Belmont (02) 4945 8600

562 Pacific Highway, BELMONT NSW 2280

belmontnsw.ljhooker.com.au | office@ljhookerbelmont.com.au

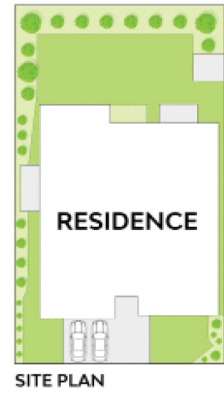


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122 Floraville Road, Floraville

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