







45 McKenzie Crescent, Gulfview Heights

Lifestyle, Comfort & Space for the Growing Family

Nestled in a peaceful pocket of sought-after Gulfview Heights and perfectly positioned alongside a tranquil reserve, this 1977 built, maintained family home offers space, comfort and an enviable lifestyle on approximately 700sqm.

Behind its wide street frontage and manicured gardens lies a warm and welcoming residence ready for its next chapter. Freshly repainted and with brand-new carpets, the home combines timeless charm with modern comfort, making it an ideal opportunity for growing families or savvy investors seeking to expand their portfolio.

Designed with everyday living in mind, the flexible floorplan offers four bedrooms along with two separate living zones, providing plenty of room for the whole family to relax, unwind and come together. The updated main bathroom adds a touch of luxury with a spa bath - the perfect place to relax at the end of the day.

At the heart of the home, the spacious kitchen features gas cooking and overlooks the outdoor entertaining area, allowing you to stay connected while hosting family and friends. Year-round comfort is assured with ducted reverse cycle air conditioning, while the 6.6kW

4 2 4

FOR SALE
$939,000 - $979,000

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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.

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(approx.) solar system helps keep energy costs down.

Step outside and discover your own private retreat. The above-ground lined chlorinated swimming pool with solar heating promises endless enjoyment, while the undercover poolside patio creates the perfect setting for entertaining or simply enjoying peaceful afternoons outdoors. There is also an abundance of undercover vehicle accommodation, ideal for tradies, car enthusiasts or families needing extra storage space.

Set in a quiet, family-friendly location with nature at your doorstep, this is a home that offers lifestyle, space and outstanding value in one of the North-East's most convenient suburbs.

Features to love:

- Four bedrooms, including a generous master bedroom complete with a walk-in robe, private ensuite and sliding door access to the outdoors
- The remaining bedrooms all include built-in robes, while bedrooms two and three also feature ceiling fans for added comfort
- Spacious kitchen featuring a gas cooktop, oven, dishwasher, walk-in pantry and plenty of bench and storage space
- Downlights throughout the main living area providing a modern and bright feel
- Freshly repainted interiors and brand-new carpets create a fresh, move-in ready finish
- Ducted reverse cycle heating and cooling ensures year-round comfort for the whole family
- Updated main bathroom complete with a relaxing spa bath
- Two separate living areas offer flexibility and plenty of space for the entire family to enjoy
- Auto roller shutters to the front lounge room and bedroom two provide additional privacy, security and climate control
- Above-ground lined chlorinated swimming pool with solar heating for extended enjoyment throughout the year
- 6.6kW (approx.) solar system to assist with energy efficiency and reducing power costs
- Undercover parking for up to four vehicles with secure automatic panel doors
- Covered outdoor pool patio area, perfect for entertaining family and friends
- Well-maintained gardens enhance the home's street appeal and outdoor enjoyment.
- External security cameras providing added security and peace of mind
- Gas hot water system for everyday convenience

Ideally located within easy walking distance of Gulfview Heights Primary School and Kiekebusch Reserve, this home offers exceptional convenience for families. It is also well positioned for quick access to a range of quality public and private schools, nearby shopping centres, and public transport options. Combining lifestyle ease with everyday practicality, this property presents an outstanding opportunity not to be missed!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

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MORE DETAILS

Property ID	2DDCGJU
Property Type	House
House Size	162 m2
Land Area	700 m2
Including	Ducted Cooling Ducted Heating Pool Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels











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342m²	158m²	44m²	31m²	82m²	27m²
TOTAL	Living	Verandah	Garage	Carport	Store

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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