



40 Sunningdale Circuit, Medowie

4 2 2

OPEN HOME CANCELLED

Due to a sudden change the family have decided to sell their much loved home and move on. With the move already in action the only thing we need to finalise is a timely sale on this stunning home.

Architecturally designed and overlooking the 11th hole of the ever popular Pacific Dunes Golf and Country Club this home is ideal for those looking for class, comfort and a unique layout with quality inclusions throughout.

The moment you open the front door the expectations are met as you look down the hallway to the 11th hole. The high square set ceilings provide a sense of space that flows throughout.

Timber floors, stone benches, a wonderful deck that joins the two wings of the home and a cosy fireplace are just a handful of features this home provides.

A rare opportunity given there is only a small amount of these homes in the estate mixed with a motivated vendor who wants a timely sale this won't last long.

Don't wait for the next one of these because you may be waiting a while.

FOR SALE

Please Call

AGENTS

Ryan O'Connor

0417 977 476

roconnor.medowie@ljhooker.com.au

AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400

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MORE DETAILS

Property ID	13U9F6R
Property Type	House
House Size	214 m2
Land Area	679 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Pool
	Tennis Court
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

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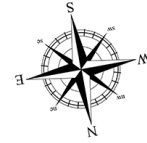
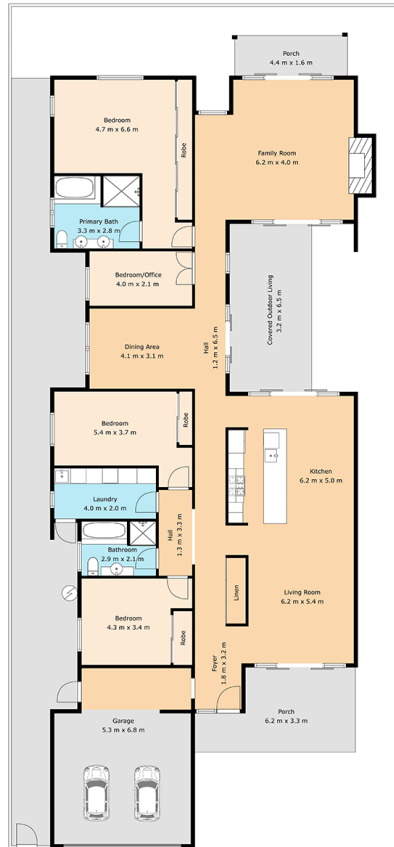
Sales Executive | Licensed Real Estate Agent - Class 2 | roconnor.medowie@ljhooker.com.au

LJ Hooker Nelson Bay (02) 4984 2400

31 Stockton Street, NELSON BAY NSW 2315
nelsonbay.ljhooker.com.au | nelsonbay@ljhooker.com.au



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TOTAL: 214 m²

1st floor: 214 m²

EXCLUDED AREAS: GARAGE: 34 m², UNDEFINED: 6 m², PORCH: 45 m², COVERED OUTDOOR LIVING: 20 m², FIREPLACE: 2 m², WALLS: 16 m²



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