




7 Edgewood Close, Tingira Heights

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Immaculate Family Home with Poolside Entertaining and Private Reserve Access

FOR SALE
\$1,350,000

AGENTS

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AGENCY

LJ Hooker Belmont
(02) 4945 8600

Perfectly positioned on a flat, easy-care block, this beautifully maintained four-bedroom, two-bathroom brick home combines modern comfort with practical design. With multiple living zones, an impressive outdoor entertaining area, and a host of upgrades throughout, this home is perfectly suited to growing families or those who love to entertain in style.

Every bedroom is spacious and fitted with ceiling fans, plush carpet, and newly installed ducted air-conditioning for year-round comfort. The main bedroom enjoys a private bath ensuite, while the updated family bathroom features a separate bath, shower, and the added luxury of heated flooring - a premium touch that elevates everyday living. A dedicated study is tucked away within the double lock-up garage, offering the perfect work-from-home environment or quiet retreat.

The heart of the home is the open-plan kitchen, dining, and living area, thoughtfully designed for both family life and functionality. The kitchen features gas cooking facilities and excellent storage, while the adjoining butler's pantry - complete with stone benchtops and a

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 **LJ Hooker**

combined laundry - maximises efficiency and keeps the main kitchen pristine. A formal dining room and separate front living space offer additional areas for relaxation and entertaining.

Stepping outside reveals one of the property's standout features: a spacious covered alfresco area equipped with built-in speakers, ideal for gatherings in any season. The heated saltwater pool, complete with a custom laser-cut cover, provides the perfect all-year-round escape. The low-maintenance backyard with astro turf ensures easy living, while direct access to a peaceful private reserve enhances the sense of serenity and privacy.

Practicality is a key strength of this home. The garage includes a dedicated workshop, attic storage offers additional space, and a 30-panel solar system significantly reduces power costs. Security is also well covered with an alarm and camera system. While officially listed with parking for four vehicles, the residence can comfortably accommodate up to six cars - ideal for families, tradies, or those requiring extra vehicle space.

Centrally located, you'll enjoy immediate access to major conveniences: approx. 2.2km to Mount Hutton Shopping Centre, approx. 4.9km to Warners Bay Esplanade, approx. 6.6km to Charlestown Square, and approx. 5.1km to Belmont CBD. Zoned for Floraville Public School (approx. 3km) and Belmont High School (approx. 4.9km), the home is perfectly positioned for family living.

This is a home where functionality meets lifestyle - beautifully finished, exceptionally practical, and offering premium comfort in a highly sought-after location.

(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 DETAILS

Property ID	19J1J
Property Type	House
Land Area	633.7 m2
Including	Ensuite Study Air Conditioning Alarm Dishwasher Built-in-Robes Area Views Bush Retreat Car Parking - Surface Carpeted Close to Schools Close to Shops

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