







2/6 Excalibur Parade, Valentine

A RARE FOUR-BEDROOM DUPLEX WITH POOL!

Positioned in the highly sought-after lakeside suburb of Valentine, this unique duplex presents an exciting opportunity for families, investors or buyers looking for more space without compromising on lifestyle. With generous living areas, excellent separation between the living and bedroom zones, and a private inground pool, this is a property that offers plenty of flexibility both inside and out.

Downstairs, the spacious lounge room flows through to a large dining area, creating an ideal setting for everyday family living and entertaining. Upstairs, the well-designed layout provides four bedrooms, two bathrooms and an additional landing area that could easily be utilised as a home office or a small second living space. Outside is where the lifestyle really comes to life, with an undercover alfresco area overlooking the sundrenched concrete pool and backyard. Add a highly convenient Valentine location, close to local schools, parks, Lake Macquarie and popular beaches, and you have a property that delivers space, lifestyle, and genuine versatility.

Property features:

- Four bedrooms, all with built-in robes
- Master bedroom with ensuite, built-in robe and ceiling fan

4 2 1

FOR SALE
Please Call

AGENTS
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AGENCY
LJ Hooker Warners Bay
(02) 4915 3800

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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- Bedrooms two and four with ceiling fans
- Large lounge room with split-system air conditioning
- Separate dining room adjoining the lounge
- Kitchen with combined gas and electric cooking, dishwasher plus ample cupboard, and bench space
- Separate laundry with third W/C
- Large walk-in linen cupboard
- Upstairs landing ideal for a home office or additional living space
- Two bathrooms
- Single garage with internal access
- Natural gas connected
- Undercover alfresco area
- sized, low maintenance backyard
- Private concrete inground swimming pool

An unexpected offering in one of Lake Macquarie's most popular suburbs, this is a duplex that feels more like a spacious family home.

Come along to the open home and see why this unique Valentine property deserves your attention.
The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.











MORE DETAILS

Property ID	ZSKHN8
Property Type	DuplexSemi-detached
House Size	176 m2
Land Area	342 m2
Including	Toilets (3)

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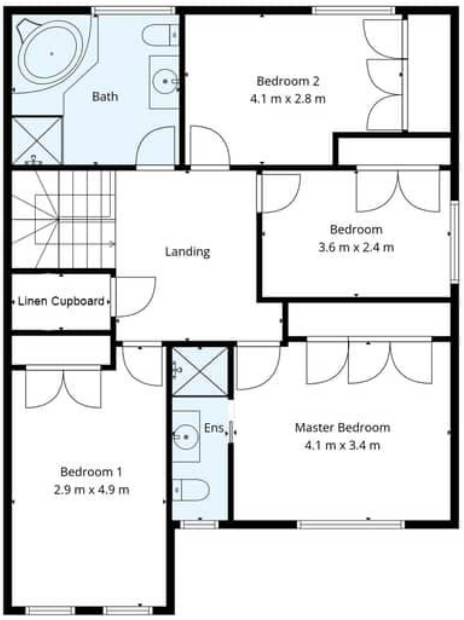
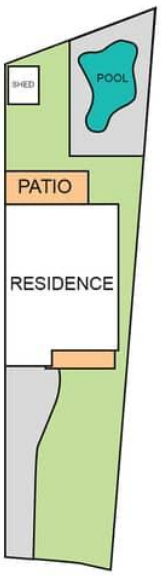
Ground Floor



First Floor



SITEPLAN (NOT TO SCALE)

LJ Hooker 2/6 Excalibur Pde, Valentine

Total Internal Floor Area:168m2

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

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