




22 Crusade Close, Valentine

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IMMACULATELY PRESENTED HOME IN QUIET, FAMILY-FRIENDLY CUL-DE-SAC

More than meets the eye, this is a home that surprises with its space, flexibility and peaceful bush reserve backdrop.

Positioned in a quiet cul-de-sac, this immaculately presented residence offers a rare sense of privacy and tranquillity in one of Valentine's most tightly held pockets. Surrounded by natural greenery, it creates a calm and relaxed setting while remaining close to everyday conveniences.

Thoughtfully designed to suit a range of buyers, from downsizers seeking space without the upkeep to growing families or those with teenage children, this residence offers a highly adaptable layout for every stage of life. Generous proportions and multiple living areas create a balance between connection and privacy, ideal for busy households or those who simply appreciate extra room to move.

A seamless flow between indoor and outdoor areas enhances both everyday living and entertaining, while the tranquil bush outlook adds a sense of calm and seclusion. This creates a welcoming

FOR SALE
\$1,445,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

environment that feels private, relaxed and well suited to both quiet enjoyment and hosting family and friends.

Located within walking distance to local schools, parks, playgrounds and dog friendly spaces, and within easy reach of Lake Macquarie or beaches, this is a home that delivers both lifestyle and long term appeal.

Features You Will Love:

- Three bedrooms plus dedicated study, offering flexibility for families or working from home
- Master suite with walk in robe, stunning ensuite featuring double shower and ceiling fan
- Bedrooms two and three include built in robes and ceiling fans
- Multiple living areas across both levels, providing space for both connection and retreat
- Impressive rumpus or games room includes bar and billiard table, with potential to create a fourth bedroom while retaining living space
- Modern kitchen featuring high end European appliances including Neff oven, microwave and Teka warming drawer, plus ample storage and bench space
- Wrap around balcony with northerly aspect, Vergola roof system and outdoor blinds
- Two well appointed bathrooms plus third bathroom off the laundry
- Ducted air conditioning upstairs and split system air conditioning downstairs
- Bose sound system with inbuilt speakers throughout living areas, master bedroom and outdoor zones
- Stylish aluminium shutters throughout upstairs
- Back to base alarm system for added security
- Triple garage with automatic doors
- Adaptable space to accommodate a boat or caravan alongside the driveway
- Solar electricity, solar hot water and solar heated pool
- Sun drenched concrete pool with undercover entertaining area
- Low maintenance rear yard backing onto peaceful bush reserve
- Huge under house storage area

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	ZCTHN8
Property Type	House
Land Area	670.1 m2

Michael Velkovski 0414 332 000

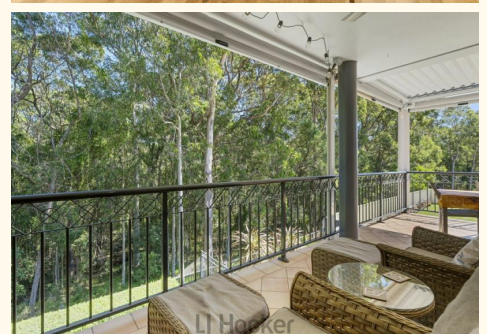
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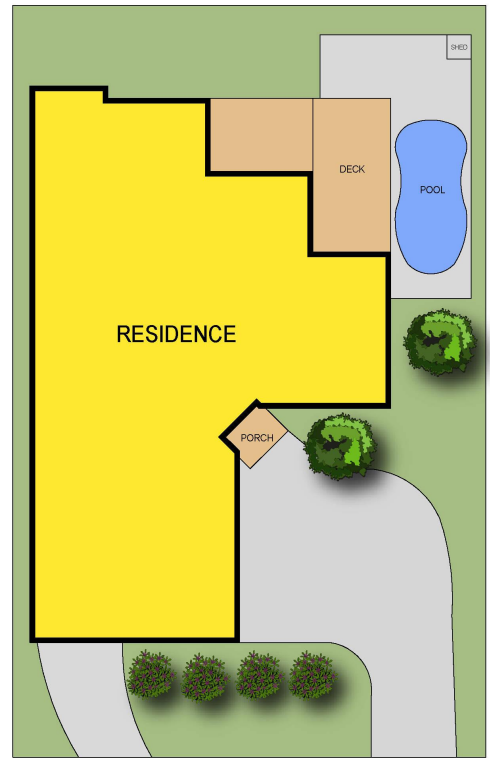
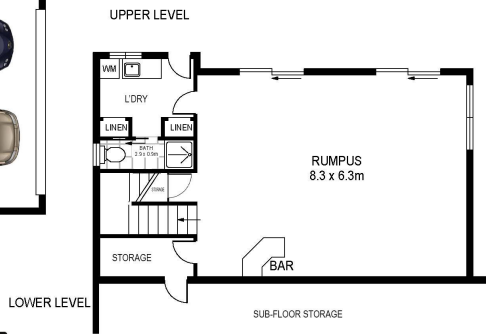
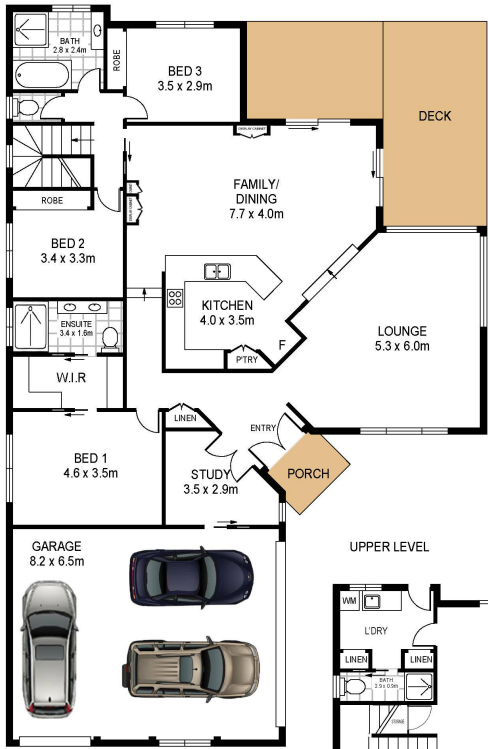
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LJ Hooker 22 Crusade Close
Valentine

Total Internal Floor Area: 244 sqm

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

