

8 Pandorea Way, Valentine

GRAND FAMILY LIVING WITH DETACHED STUDIO BACKING ON RESERVE

All offers to be submitted on or before the Preview closing date of 17.03.2026.

Positioned within the tightly held Valentine Gardens Estate, 8 Pandorea Way delivers an exceptional combination of space, flexibility and lifestyle, enhanced by a detached outdoor office/studio rarely found in homes of this calibre.

Backing directly onto peaceful bush reserve, this substantial dual-level residence offers privacy, multiple living areas and the versatility to comfortably accommodate growing or multi-generational families.

Designed with functionality in mind, the expansive floorplan provides a seamless balance between connection and retreat. Downstairs showcases generous formal and informal living areas flowing effortlessly for everyday family life and entertaining, while upstairs offers additional accommodation and a private rumpus retreat, ideal for children or teenagers seeking their own space.

5 3 2

FOR SALE
\$1,620,000

AGENTS

Michael Velkovski
0414 332 000
michael.velkovski@ljhooker.com.au

Rebecca Velkovski
0410 524 437
rebecca.velkovski@ljhooker.com.au

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.

LJ Hooker

Step outside to a private undercover alfresco area overlooking the sparkling inground pool, framed by a tranquil natural reserve backdrop that enhances the sense of space and serenity.

A True Work From Home Advantage!

A standout feature of the property is the powered detached studio and storage rooms, offering genuine separation from the main residence. Perfect for remote work, consulting, creative pursuits, a home business or quiet retreat, the space also incorporates secure lock up storage for added practicality.

In today's lifestyle market, this level of flexibility is a significant value-add.

Valentine Gardens Estate is highly regarded for its welcoming, family-friendly atmosphere, with playgrounds, parklands and scenic walking trails through to Green Point Reserve. The home is also conveniently located close to local schools, dog parks, shops, cafés, the bowling club and the shores of Lake Macquarie. Zoned for Valentine Public School and Warners Bay High School.

Features You Will Love:

- Five generously sized bedrooms including flexible downstairs guest option
- Bedrooms two, three and four with built-in robes and ceiling fans
- Master suite with walk-in robe, ensuite and ceiling fan
- Multiple living zones across both levels including lounge (with air conditioning), dining and games room
- Upstairs rumpus with split system air conditioning
- Modern kitchen with gas cooktop, stainless steel appliances and wine fridge
- Three full bathrooms including convenient downstairs bathroom
- Timber flooring upstairs
- Private undercover alfresco entertaining area
- Sparkling inground pool
- Double garage with automatic door
- Council-approved and powered detached office/studio
- Integrated secure lock-up storage
- Direct bush reserve at rear

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 | Z9DHN8 |
| Property Type | House |
| Land Area | 652 m ² |
| Including | Toilets (3) |

Michael Velkovski 0414 332 000

Sales Executive | michael.velkovski@ljhooker.com.au

Rebecca Velkovski 0410 524 437

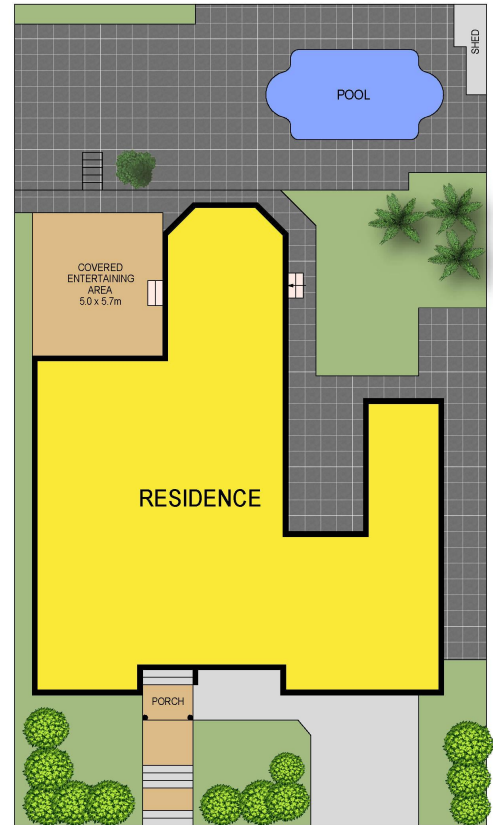
Sales Associate to Michael Velkovski | rebecca.velkovski@ljhooker.com.au

LJ Hooker Warners Bay (02) 4915 3800

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282
warnersbay.ljhooker.com.au | warnersbay@ljhooker.com.au

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8 Pandorea Way
Valentine

Total Internal Floor Area: 308 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



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