



1/17 Nott Street Warners Bay, NSW 3 2 2

### Beautifully kept freestanding villa

Front villa in an intimate complex with its own driveway and front yard making it feel more like a freestanding home, this immaculate single level villa is set in a peaceful street, positioned just minutes from The Esplanade's waterside shops and eateries. Young families will appreciate its proximity to schools, parkland and lake shores, while empty nesters will be impressed by its functional floor plan and low maintenance lifestyle.

The home's bright, inviting and free-flowing layout is enhanced by air conditioning, plantation shutters and soft carpet and hybrid laminate floorboards underfoot.

Immaculate from start to finish, it features three robed bedrooms, including a generous-sized master with ensuite, a full bathroom and a spotless electric kitchen. The double garage with auto door offers the convenience of internal access.

The quiet location is surrounded by diverse shopping, eateries, medical facilities, schools and transport and of course the lake itself.

Follow the Warners Bay Foreshore Walk, enjoy picnic areas and parks or explore Lake Macquarie's aquatic playground just minu...

**Price:** \$885,000



**Courtney Matheson**

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Warners Bay

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

