

Sold



44 The Hill, Valentine



CONTEMPORARY MASTERPIECE

This is no ordinary home. Perched on an 833m² block backing onto a private, secluded and peaceful nature reserve, no expense has been spared in creating this architecturally designed residence.

With an expansive split level design, the family has ample room to spread out between the multiple living areas, entertainer's backyard or walking tracks to the rear of the home.

This home is a real standout with every fine detail crafted with the aim of producing high quality finishes and an extremely versatile floorplan.

Boasting:

- Open plan living, dining and kitchen downstairs with under floor heating with timer.
- Designer kitchen with stone benchtops, freestanding 900mm wide gas oven & cooktop with 5 burners, Westinghouse dishwasher, semi-butler's pantry and storage, rangehood that ducts outside and pantry.
- On the entry level you have a carpeted lounge room.
- 5 generous bedrooms + study or utilise the bedroom downstairs as an additional rumpus room, home office, hobby room or Children's toy room – the choices are only limited by your imagination. The master bedroom offers a walk-in robe, open ensuite and north-facing balcony overlooking the reserve.
- 3 bathrooms including ensuite to master, main family bathroom upstairs and an additional bathroom on the lower level.
- Internal laundry with built-in storage cupboards and wash tub.
- Covered entertaining area adjoining the downstairs living room and overlooking

5 3 4 833 m²

Price SOLD for \$1,300,000

Property Type Residential

Property ID 345

Land Area 833 m²

AGENT DETAILS

Louise Vico - 0407 706 123

OFFICE DETAILS

Belmont
32 Brooks Parade Belmont NSW
2280 Australia
02 4945 0335



the pool and reserve.

- Salt water 55,000L inground pool
- Double auto garage with internal access to the home plus side access to an additional tandem auto garage ideal for tradies, storage or potential to turn into a granny flat (subject to LMCC).

Other notable features:

- Cathedral & 9ft ceilings.
- NBN & Foxtel available.
- Security alarm system.
- 90mm Hebel to the exterior of the home plus insulation to all interior rooms.
- Natural gas & multiple gas bayonets in the home.
- Manicured established gardens.
- Abundance of storage options.
- Rates: \$497.90 per quarter.

Located within minutes to Valentine shops, Belmont CBD, parks, cafes, restaurants, boat ramp, Belmont Hospital, walking & bike tracks and the lake's edge.

Public School catchment: Valentine Public School & Warners Bay High School.

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