



91 Dilkera Ave, Valentine



EXCLUSIVE ARCHITECTURAL WATERFRONT

Occupying absolute prime lake frontage, this is an unmissable opportunity to secure a beautiful architecturally designed and custom-built residence in one of the area's most prestigious streets.

Truly rare, this is a once in a lifetime opportunity to live the exclusive lakeside lifestyle in comfort, space and style. Boasting:

- Multiple living options including downstairs living and dining opening out via bifold doors to a generous entertainer's area and lap pool, capturing the panoramic lake views. Upstairs expansive family room with Blackbutt timber flooring and soaring ceilings. An additional lounge room at the rear of the home on the first floor adjoining a balcony overlooking the water.
- Gourmet timber kitchen with 20mm granite benchtops, stainless steel appliances and ample storage with walk-in pantry.
- Upstairs, the master bedroom & parents' retreat extends over the entire top floor of the rear of the home and is perfectly positioned for soaking up the lake views from almost every aspect, with all of the modern conveniences including a walk in robe, ensuite, kitchenette, living space plus exclusive balcony.
- An additional 4 bedrooms, or 3 bedrooms + study; all with built-in robes.
- 3 quality bathrooms with quantum quartz benchtops plus extra shower & toilet in the laundry. Two bathrooms on the first floor with bath, shower & toilet. The ensuite offers large shower with dual heads & taps, corner spa bath for two, toilet and bidet with lake views from all.
- Internal laundry with external access with built-in storage and wash tub.

5 3 2 835 m2

Price	SOLD
Property Type	Residential
Property ID	368
Land Area	835 m2

AGENT DETAILS

Louise Vico - 0407 706 123

OFFICE DETAILS

Belmont
32 Brooks Parade Belmont NSW
2280 Australia
02 4945 0335



- Two lock up garages plus loft/storage above one of them which could have a variety of uses only limited by your imagination.
- Launch your boat directly into the lake with your very own slipway with winch.
- 16m heated lap pool, + separate spa, overlooking the water. Remote computerised control of pool and spa functions from LED panel in kitchen.
- Additional stairway in the pool enclosure to the first floor (direct to toilet/shower), along with an outdoor rainwater shower for convenience.
- 9 split system air conditioners throughout the home. Two hot water systems.
- Incredibly low maintenance fully-fenced block with space for boat along the waterfront.
- NBN connected, intercom via PABX phone system & CAT-5 cabling throughout. Built-in stereo speakers (x3) to the pool area plus both upstairs family rooms, and five speaker 'surround' for downstairs living. CCTV cameras, security system and 2 rainwater tanks.

Surrounded by other executive homes within an extremely convenient location across from Valentine Shops, Allambee Park & swings. Just moments from Valentine Public School, boat ramp, more parks, Green Point Reserve, bus stop, cafes, Valentine Bowling Club, doctors, chemist and so much more.

Lake Macquarie is easily accessible and has walking and mountain biking tracks throughout its edge. Valentine is a 60 minute drive south from the end of the freeway to Wahroonga and a 20 minute drive into Newcastle's CBD. Contact Louise Vico to arrange your inspection by appointment only.

Expected in a home of this calibre, the list of additional features and inclusions are extensive and will need to be seen to be truly appreciated. Start living the life of luxury you have always dreamed of and phone Louise Vico to arrange your inspection by appointment only.

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