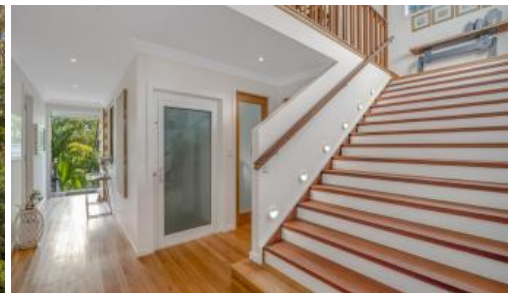




**46 Nightshade Cres, Murrays Beach**



## A FANSTASTIC INVESTMENT OPPORTUNITY!

Potential rental return of \$1,100 per week, a fabulous place to holiday or permanently reside.

Stunning architectural family oasis opening to sweeping living zones and resort style entertaining spaces. This magnificent 5-year young home features 4 bedrooms, plus a study, soaring high ceilings with timber exposed rafters adding spectacular character.

Enjoy plenty of space with a huge master bedroom, with luxe ensuite plus walk in robe and its own private courtyard. The second bedroom or guest room, has its very own private entry and balcony, all other bedrooms have their own ensuites and access to a balcony to sit, relax and enjoy the tranquillity of Murrays Beach.

The South facing courtyard provides bifold doors capturing the summer breeze with an outdoor kitchen, gas fitting, TV aerial and fans. While the North facing courtyard captures the winter sun.

- Exquisite and spacious parents retreat
- Four double bedrooms, all with ensuites featuring granite tiling and fans all opening to beautiful decks or courtyards.
- Second bedroom is self-contained with its own private entrance and external deck access, offering extra income potential
- Study that can be utilised as the perfect computer games room.
- Internal 'Next Level Lift' from the garage to all levels
- Three designated outdoor areas to enjoy.
- Indoor/outdoor kitchens for easy entertaining
- Butlers' pantry with stainless steel sink and dishwasher

4 4 2 763 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	618
<b>Land Area</b>	763 m2

### AGENT DETAILS

Louise Vico - 0407 706 123

### OFFICE DETAILS

Belmont  
32 Brooks Parade Belmont NSW  
2280 Australia  
02 4945 0335



- Large gas fire for those winter months heating the whole house.
- Powder Room
- Single ducted vacuum in main living area
- All internal doors are solid timber 2400x900
- Expanses of glass create a connection with leafy established gardens with minimal lawns to mow
- 130mm boardwalk around  $\frac{3}{4}$  of the established landscaped garden
- Double garage/ workshop and an attic for plenty of storage

This outstanding property set amongst nature with beautiful bush outlooks is a perfect family home close to Lake Macquarie, Cams Wharf boat ramp and National parks with walking trails and only 1 hour on the M1 from Wahroonga!

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