

**110 Cove Blvd Bvd, North Arm Cove, NSW 2324****Sold - 25/09/2024**House 4  2  1 

## Incredible Water Views — Waterfront home

When you walk through the front entrance of this waterfront home, your eyes will be drawn to the blue vista of the Port Stephens waterway, stretching through to Soldiers Point Marina. Set just a few metres back from the water's edge, you feel like you are holidaying in an over-water bungalow.

Making the most of these views, the upper living area has an open plan design and soaring ceilings. You will enjoy the spacious feel of this home all while watching the activity on the water. From boats, windsurfers, kayaks and dolphins - you won't miss a thing.

The kitchen enjoys these same views - whether you're cooking or entertaining. A covered balcony allows seamless transition from inside to outside, perfect when family & friends are visiting.

This home has been designed to take full advantage of its waterfront position.

Featuring 2 levels, with 4 bedrooms, 2 bathrooms and a powder room, open plan living and dining upstairs, with games room including a kitchenette and laundry on the lower level. These 2 levels could be used as separate accommodation; allowing for in-law/teens or create income as an Airbnb.

The gardens are terraced down to the waterway, with a well-established sea wall in place.

A unique advantage is that to the North is a council reserve providing water access direct from the roadway, as well as providing a nice buffer from the immediate neighbour. There is a single lock up garage with internal access, as well as a 2nd space outside the garage, as well as storage for kayaks, tinny or the bikes.

\* Expansive views over the water

\* 4 double bedrooms & home office

\* 2 bathrooms & powder room

\* Master suite with ensuite and built-in wardrobe

\* Large open kitchen & huge island with views over the water - gas cooktop, dishwasher & integrated fridge

\* Large family games room with full size billiard table and kitchenette

\* Large entertaining balcony overlooking the water plus lower covered patio at the water's edge

\* Located next to council reserve for extra room and more water access

\* Lock up garage with internal access, as well as boat / watercraft storage

**Open for Inspection**

By Appointment.

### Listed By

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