

71 Cove Boulevard Bvd, North Arm Cove, NSW 2324**\$790,000 to \$850,000**House 4  1  2 **A home where the views dominate**

This home sits on the high side of the street & enjoys east facing & absolutely stunning 180° water views of The Cove, Port Stephens. A short stroll of approx 250m to the nearest water access point where you can swim, launch a kayak or fish.

Open for Inspection

By Appointment.

Set on approx. 982 sqm this large block has rear lane access for those wanting to store cars, caravan and/or boat. Making the most of the water views is the large (east facing) deck at the front of the home. Comfortably seating 10-12 it is the perfect spot for the family to eat and relax; and the perfect entertaining space with the seamless connection to the living spaces. This open plan living, dining & kitchen area enjoys the water vista; whether you're sitting around or just chatting with friends; or even when cooking the family meal. The kitchen is very generous, featuring loads of built in cabinetry & storage space, a new dishwasher & stone benchtops. The kitchen island doubles as extra seating for guests as well as adding to the already ample bench space. There are three bedrooms in the main house; with two that enjoy the water views, while the other looks to the bush. The 4th bedroom is a separate retreat that would suit as teenage accommodation and also has those water views of the Cove. The contemporary main bathroom has a large shower space with a rain shower head, and includes an IXLtastic. A large & well laid out laundry opens to the outdoors & utility area and this is where a 2nd WC is located. The laundry offers plenty of storage, bench space and direct access to the backyard.

The backyard has plenty of landscaped space, with an upper tier that has 2 separate structures. The home office space – offering filtered water views, air-conditioning & room for shelving and storage. There is also a large garage 6 x 6m, with 3.4 m eave height, easily accommodating the cars, a boat or a caravan; as well as a covered awning 3.5m for additional parking.

If you have additional "toys" and want to accommodate them and this home may suit you. The home has many extras including: a wood fire stove for heating, ceiling fans, air conditioning and gorgeous (porcelain) wood-look floor tiles. There is a large 6kw solar power, plenty of water storage, a water filtration system and a woodshed.

North Arm Cove is a residential waterside village with a number of bay beaches, waterside reserves & parks. A community coffee shop, tennis court, a community garden & plenty of walking tracks. Enjoy living on the coast, 10 minutes to Karuah & 20 minutes to Tea Gardens, with its shops, restaurants & cafes & the beaches of Hawks Nest. Less than an hour to Newcastle and under 2 hours to Sydney on the M1 (Wahroonga).

Listed By

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