

19 John Pde, Lemon Tree Passage, NSW 2319

Sold - 9/02/2017

House 3  2  2 



## A PLACE TO CALL HOME!

This much loved home is well maintained and offers the perfect blend of formal and informal living space combined with a spacious outdoor entertaining area. Entry to the home is via an entrance foyer that flows to the master bedroom, this room enjoys an ensuite, mirror robes and a large window overlooking the front garden. The combined formal lounge and dining is spacious and comfortable, a lovely spot to relax and enjoy a movie or a quite book. Bedroom 2 and 3 with built in robes are serviced by a central bathroom with a separate W.C. The kitchen and family room is open plan, well equipped with a dishwasher and large island bench perfect for casual meals and breakfast, the kitchen sinks looks over the outdoor entertaining area, allowing you to interact with your family and guests. A pot belly fireplace in the corner of the family room will be a favourite spot in the cooler months, cozy up with a cuppa and a good read, the perfect way to spend a winter's day. The covered outdoor entertaining area is generous in size, family gatherings will flow from the home to incorporate this area when entertaining. A detached double brick garage with a high roof and auto door is located in the backyard, this area is accessed by the side of the home, plenty of room for storing a boat, small van or use as a work shop/studio. The gardens are well maintained with a sprinkler system fed by bore water and a spear point. The backyard is fully fenced pet and child friendly. Easy care tiles to walkways, kitchen and family room, carpet flooring to formal areas and bedrooms. Fully ducted, zoned reverse cycle air conditioning completes the picture of a house that you would be proud to call home. Lemon Tree Passage offers a natural leafy environment with easy access to the beautiful waters of Port Stephens, ideal for boating, fishing, swimming and kayaking. Stroll along the popular "Mangrove Boardwalk" into Lemon Tree Passage village with it's cafes, shops, children's playground, tidal pool and marina. Newcastle Airport is approx 20mins drive and approx 2.5 hours drive to Sydney.

### Open for Inspection

By Appointment.

### Listed By

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Listing Number: 2513920