

**45 Ivy Ave, Chain Valley Bay, NSW 2259****Sold - \$840,000**House   

## LARGE LOT IN A LUXURIOUS LIFESTYLE LOCATION!

Set on a 980m2 block, this home has space to spare! Offering dual driveway access at the front of the property with single carport. Front yard offers lots of privacy with trees screening the yard from the road. Downstairs offers a large open plan living/dining room, and spacious galley Kitchen overlooking the massive backyard. Combined bathroom and laundry which also has external access to the backyard.

### Open for Inspection

By Appointment.

Upstairs offers the 4 good sized bedrooms. The massive master bedroom contains a sizeable walk-in robe with mirrored sliders as well as its own private balcony overlooking the backyard. Two of the other bedrooms also have Built-In robes. Good sized main bathroom, with a practical layout and separate toilet.

Large entertainers deck off the back of the home, accessed through large glass sliders from the living area. Two sheds offering lots of storage and workshop space. Backing onto the beautiful and peaceful reserve with access through a gate at the rear of the property.

This home offers so much to it's next owner including:

- 4 good sized bedrooms (main with WIR & two with BIRs)
- Practical main bathroom with separate toilet
- Galley kitchen
- Large downstairs living area with glass doors to the entertaining area
- Massive 980m2 block backing onto reserve
- Fantastic location close to shops and other amenities
- Close to the M1
- Tenants currently in the property who are willing to stay

Moments to Lake Macquarie, and summer on the way, the area could be your perfect lifestyle move! Close to local shopping and transport. Come and experience what your lifestyle could be when you're relaxing in this lovely family home. Don't delay, this home won't last long, call Michael Nutt on 0432 330 339 today!

E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however Capital One Real Estate cannot guarantee its accuracy and interested parties should rely on their own enquiries. All images are indicative of the property only.

### Listed By

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