

1 Seamist Avenue, One Mile, NSW, 2316



House For Sale

Saturday, 21 December 2024

1 Seamist Avenue, One Mile, NSW, 2316

Bedrooms: 7

Bathrooms: 6

Parkings: 8

Type: House



Aramis Pincovai

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Private Family Resort With Two Dwellings

Unlike anything the Port Stephens market has ever seen is this architecturally designed tropical oasis located in the exclusive Seagrass Estate. Two luxury dwellings, separate business premises, a resort-style pool, and enormous shed are sprawled out on a flat corner acre lot surrounded by private tropical gardens. Shared between two families or generations, live in one and let the other out-the choice is yours.

DWELLING ONE ~ 1 Seamist Ave

Make your way down the floating stairs, past stunning cacti and succulent gardens, and you'll arrive at the front entrance, where the sweeping front decks connect and create a lovely shaded breezeway. Moving into the home, you are immediately greeted by the generous open-plan living area and large windows overlooking the resort-style pool and lush tropical gardens. The stunning stone kitchen and long island bench seamlessly connect with the lounge area and dining room, flowing out to the screened enclosed alfresco deck.

The generous butler's pantry with double drawer dishwashers, sink, ample bench space, and built-in teppanyaki grill will keep the household chef happy, as will the BBQ station in the alfresco. Down the eastern wing, there are two generous suites, both with their own private lounge areas, walk-in robes, ensuites, and double French doors opening onto individual separate decks. On the western wing, there is another master suite, a spare bedroom, laundry, office, and a main bathroom with a bath that dreams are made of. Access is off Sea Mist Ave via a long palm-fringed driveway into a double car garage and drive-through shed for ample parking.

DWELLING TWO ~ 7 Saltbush Ave

Moving past the stunning grass trees and mature palms, you'll discover the second dwelling, another generous home with its own flow and character. The formal entry lands you in the heart of the home, where you'll find a generous living area with a fireplace, and a dining area that flows out to the alfresco and rear gardens. The beautiful stone-topped kitchen and butler's pantry enjoy lovely garden views and feature quality appliances to keep any chef happy.

On the southern wing of the home, there is guest accommodation offering its own lounge room and private bathroom. On the northern wing, separated by a stunning feature garden, there are two generous bedrooms, both with walk-in robes and double French doors leading to a large covered deck. There is a luxurious bathroom and a bright, airy laundry that leads straight out to the clothesline amidst tropical gardens, a mini orchard with fruit-bearing trees, and vegetable gardens. Access is off Saltbush Ave down a long palm-fringed driveway into a 2-car garage. Both dwellings offer access to the fire pit with 5 timber hanging chairs and the wine lounge with 4 cane hanging chairs swinging from a rose-covered arbor.

SHED

For anyone with adventure toys, a home business that needs storage, or extra guest accommodation, the shed can handle it all. There is a generous high-clearance door on both sides that lead out to both driveways. Driving your large boat, caravan, or trucks in one side and out the other makes for an easy getaway. There is an air-conditioned four-room space, ideal for work-from-home office, business base or administration. Above this area is a huge mezzanine that can hold tonnage thanks to ample steel supports.

LOCATION

One Mile is centrally located, providing convenient access to everything on the Tomaree Peninsula. Within a ten-minute drive, you can reach the Nelson Bay CBD, Salamander Shopping Centre, several schooling options (K-12, public and private), and half a dozen beaches. The pristine One Mile Beach is a short walk or bike ride away, with 4WD access to Samurai Beach just around the corner. Newcastle International Airport is 35 minutes away and will soon offer direct flights to Australasia and beyond. Taking your yearly European holiday will soon be a breeze.

FUNDAMENTALS

- Steel frame and truss dwellings and shed

- Built in 2022 (OC issued)
- Daikin Ducted AC - separate system per dwelling
- 12KW solar panel system - 36 panels, 10KW inverter
- 50,000L rainwater storage tank + 5,000L tanks on each house
- Spear point and bore water with irrigation system
- Pool - concrete, 2.8m deep, Enviro Swim fresh water, glass filter, and ionizer
- Insulated external and internal walls in each dwelling, including the roof
- Aluminium plantation shutters in each dwelling