

**103 Government Road, Nords Wharf, NSW, 2281**

**House For Sale**

Friday, 13 December 2024

**SOLD**  
REAL ESTATE

103 Government Road, Nords Wharf, NSW, 2281

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **So Much to Love - Beautiful Big Flat Block, National Park Backdrop, Unobstructed Lake Views, Light & Airy, Elevated, Well Built & Renovated Brick Home**

Rarely do you find a home you can afford that ticks so many boxes like this property does.

With more than half the properties in your price range, not even being worth renovating, and being cheaper to knock down and start all over again, it's a hard gig for most buyers these days.

There's those houses that are just ok, but they are usually set on some pokey block, squeezed in between ugly neighbors, with a driveway that's too steep either up or down from the road, with a sloped backyard, and zero outlook and no privacy.

It's enough to make you want to give up looking, but then something very special like this home comes along to save the day.

This property swept me off my feet, it wasn't the biggest home I'd seen or sold before, it didn't have the biggest or best Lake views, it wasn't the biggest block or backyard I'd ever been in before, but what it did have was a wonderful combination of so many winning features that I specifically look for in a home when I'm buying.

Firstly, the access from the street is dead flat, easy for everyone to get cars, boats, jet skis and vans in and out, safe for young and old alike, no one is falling over on this driveway because it's too steep.

Secondly the home has great street appeal, enjoying a lovely elevated outlook, with unobstructed Lake views from inside and out, whether you're out front, or out the back.

Thirdly, the aspect is perfect and it's extremely private, enjoying the North East facing backyard and rear entertaining I always look for, because I like to chase sun in winter and entertain and relax to cool sea breezes in summer, with no neighbours looking in on me or my family.

Next comes, outlooks and outdoor living.

I need to be outside, so decks are extremely important to me, and decks with a view are extra special, and when you are lucky enough to get two decks, and they both have a view, with inside and out blessed with privacy and great outlooks, that is very rare indeed.

From the front, you have unobstructed views down the street to the Lake and the elevated position means you should never get built out.

The water views aren't just off the front deck either, the entire open plan living, the custom designed, timeless, stone tops and island bench, white kitchen, as well as the back deck, all enjoy the Lake view.

From the back of the home, all you see is a vision of green, whether you're inside or deckside, so the outlooks from everywhere in this property very pleasantly surprise you.

Then there's the move-in ready nature of the home, which promises light and airy, easy and breezy, immediately enjoyable open living.

It's a home that down the track you know is worth further renovating and extending, because of the quality of the original architecture, and the solid nature of the build, all backed up by the amazing location and brilliant block, which will save you stacks in the future, avoiding having to move again and paying sales commissions and stamp duty too!

Here you're getting a beautifully well laid out home, on a gorgeous block, with views front and back and indoor and outdoor living that flows from front to back, with a sensible bedrooms and bathrooms separate wing, where the family can be together when the kids or grandkids are young.

Does it have it all, of course not, or you'd be paying a stack more, does it have way more than most, hell yes, and has it got potential to be even more exciting down the track, it certainly does, this is one home you should not miss .....

- ☑Sea & tree change combine with lake views to the front & bush setting to the back
- ☑Beautiful split level design means minimal stairs between living and bedroom wing
- ☑Bright open plan living and dining connects perfectly with front porch & back deck
- ☑Living area & porch are great viewing points to watch boats go by or summer storms
- ☑Inviting front porch is the ideal spot for lakeside relaxation & your morning cuppa
- ☑Sleek kitchen overlooks living & yard, gas cook top, loads of storage & double pantry
- ☑Massive island bench with Caesar stone bench top and even more soft close drawers
- ☑Bedrooms set to the side of the home enjoy lake glimpses & ease of built in robes
- ☑Double garage with internal access, side workshop & rear workshop space or cellar
  - Stacks of off street parking for your boat, van & visitors' cars when you're entertaining
- ☑Entertainers delight with huge rear deck off the open living overlooking the backyard
- ☑Separate paved BBQ area so you have multiple entertaining zones for each occasion
- ☑Great yard space backs onto bush for peace, quiet & privacy with no back neighbours
  - Backing on to National Park, enjoy direct gateway access to amazing bushland
  - Kids & grandkids will love the flying fox, the mulberry tree & terrific flat backyard
- ☑Water views continue in the backyard for you guests to enjoy or a second dwelling
- ☑Move in ready with polished floorboards, fresh paint, air conditioning & ceiling fans
  - Lake's edge, boat ramp, Trading Post Cafe & parks all within a short walking distance
  - Amazing beaches just minutes from home at Catherine Hill Bay, Caves & Blacksmiths
  - Great sandy swimming on the Lake a stroll from home at Crangan Bay Drive & Raffertys
  - Awesome cafes, clubs, shops & services less than 10 minutes drive at nearby Swansea
  - Stroll to Murrays Beach restaurant & the new coming soon Rafferty's Lakeside Tavern
  - Rafferty's Resort is located in neighbouring Cams Wharf, walking distance from home
  - New future hotel development planned for beachside Catherine Hill Bay too
  - Amazing primary school in Nords Wharf itself, where teachers send their own kids

Nords Wharf promises that magic village feel, with wide open spaces, where you feel like you're on holiday 24/7, yet you have everything you and your family want and need day to day less than 10 minutes from home!

A great place to start out or slow down, the location is magic, the property is fabulous, the potential is amazing, and then there's the incredibly affordable price tag to seal the deal!

Don't miss out on this brilliant buy, get yourself organised, as we can only sell it once!