

17 Irving Street, Edgeworth, NSW, 2285

House For Sale

Tuesday, 26 November 2024

17 Irving Street, Edgeworth, NSW, 2285

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Newly Renovated Family Entertainer, A Must Inspect!

Tucked away in a quiet, no-through road, behind an unassuming cottage façade, you'll be delighted to discover this ultimate family entertainer – a spacious home, renovated with impeccable attention to detail, where every centimetre has been imbued with a keen sense of style and beauty.

You're welcomed by an expansive timber verandah, a serene spot for sipping your morning coffee as you watch the sun rise over the leafy hills. Step through the wide front door into a bright and airy interior, enhanced by natural light streaming in through large windows and complemented by soft downlights. The home's lovely mix of natural materials, stunning parquetry, soft carpets, and high ceilings creates a warm and inviting space that you'll love coming home to.

The centrepiece of the home is the open-plan living and dining area, where light and space abound. These flow effortlessly through two sets of glass doors to the large alfresco deck, making indoor-outdoor entertaining a breeze. Anchoring the living spaces, the sleek, custom-designed kitchen will be a pleasure to cook in, boasting a large island with Caesarstone benchtops, a spacious walk-in pantry, and premium Bosch appliances.

For ultimate night-time comfort, this beautiful home features four generous bedrooms, each with built-in robes and ceiling fans, while the master is a true retreat with a walk-in robe and stylish ensuite. For added versatility, the fourth bedroom boasts its own private entrance, ideal for guests, a home office, or a quiet study. In addition to the ensuite, the family bathroom exudes luxury with a freestanding bath, frameless shower, and floating vanity. A large, fitted laundry also offers a third loo for added convenience.

Flowing from the alfresco deck, the low-maintenance garden features a lawn and a paved area perfect for your BBQ setup. Privacy is assured with high fences and screening, while a mature overhanging apple tree shares its bounty over your side of the fence. A rainwater tank is also available for the green-thumbed, while a spacious garage includes an adjoining room and workshop area for those who love a DIY project.

Perfectly positioned for convenience, Coles is just a short stroll away for your grocery needs, while Stockland Glendale and Costco are nearby for everything else. At the end of the street, you'll discover a charming selection of shops, including the Little Edgy Boy Restaurant offering tasty Asian fare and Corrs Hairdresser when you need a freshen-up. Families will appreciate the proximity to Edgeworth Heights Public School (800m) and St Benedict's (900m), with West Wallsend High School, Edgeworth sporting fields, and the skate park also within easy reach. Nature lovers, dog walkers, and adventurers will enjoy being close to Cockle Creek, while water sports enthusiasts will appreciate the lake just minutes away, with the nearest boat ramp less than 10 minutes from home. Commuters will benefit from easy access to major arterial routes and rail transport at Cardiff Station.

If you're searching for a stylish, move-in-ready home designed for effortless entertaining, this exquisitely renovated property is sure to impress. Don't miss the opportunity to make it your own!

Features include:

- Exquisitely renovated home, stylishly appointed with natural materials creating a luxurious family haven.
- Expansive open-plan living and dining area, awash with natural light, and connecting to an expansive entertainer's alfresco deck.
- Custom-designed kitchen with a large island, Caesarstone benchtops, a walk-in pantry and premium Bosch appliances – adorned with a stunning stone backsplash and stylish brushed brass handles.
- Four generously sized bedrooms, each with built-in robes and ceiling fans. The master includes a walk-in robe and sleek ensuite. The fourth bedroom, with its own separate entrance, could serve as a guest room or home office.
- Elegant family bathroom showcasing a luxurious freestanding bath, frameless shower, floating vanity, and floor-to-ceiling tiling.
- Large, well-appointed laundry with ample storage and bench space, and a third loo. The large linen closet is enhanced

by a stylish timber barn door.

- A Toshiba split system air-conditioner in the living area and an industrial-style fan in the alfresco ensure year-round comfort.
- Low-maintenance yard with a lawn and paved space, ideal for your BBQ, plus a rainwater tank and space-saving clothesline. High fences and screens ensure privacy.
- The property features a large garage with an adjoining room ideal for use as a workshop or additional storage space.
- Prime central location near Cockle Creek, just moments from Coles, Stockland Glendale, Costco, and local schools. Enjoy easy access to local parks, sporting fields, and the nearby boat ramp for lakeside recreation. Seamless transport links.

Outgoings:

Council Rates: \$2,016.80 approx. per annum

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