

**30 Porter Avenue, Mount Warrigal, NSW, 2528**



**House For Sale**

Friday, 25 October 2024

30 Porter Avenue, Mount Warrigal, NSW, 2528

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## Mount Warrigal's Most Unique Family Home

Welcome to this stunning three-storey home, a true Mount Warrigal gem. With breathtaking panoramic views of Lake Illawarra and the ocean, this residence offers the perfect blend of luxury and functionality.

As you enter the foyer and walk up to the top floor, you'll be greeted by an updated kitchen featuring modern finishes that will delight any culinary enthusiast. The expansive separate lounge and dining areas create a spacious environment for family gatherings or entertaining guests. Step outside onto the massive balcony, an ideal space for entertaining while enjoying spectacular views. With access to a potential additional rooftop terrace (STCA). The master bedroom is generously sized and includes a walk-in robe and ensuite for your comfort and privacy.

On the middle floor, discover the ultimate entertainment hub with a huge media room, perfect for movie nights. This level also features two king-sized bedrooms, both offering ample storage, and the main bathroom for convenience with an enormous free standing bathtub. The back balcony wraps the back of the house, providing even more stunning views and outdoor space, while the tandem garage offers access to the workshop underneath for car enthusiasts.

The ground floor presents dual living potential with a completely separate living area that includes a cozy lounge room, a large bedroom, a combined kitchenette, laundry and a bathroom, plus a separate powder room. Don't overlook the spacious storage room or wine cellar -ideal for storing your collection.

Outside, you'll find the inground salt water swimming pool, perfect for refreshing dips on warm days, alongside an alfresco area, complete with an outdoor shower, that's perfect for outdoor relaxation. The landscaped garden is easy to maintain with artificial grass, making it a great choice for busy lifestyles. A workshop/shed beneath the garage features a hatch door for easy access to the garage above, catering to all your project needs.

Equipped with 5kW solar panels for energy efficiency and a designated caravan space with electricity and water, this property truly has it all. With 2 split-system air conditioners, this home ensures comfort in every season.

Ideal for families or anyone seeking versatile living spaces, this property is a rare find. Don't miss the opportunity to make 30 Porter Avenue your new home!

Call Kiana on 0415 752 667 or Amanda on 0457 088 911 for further details.