

35 Allora Circuit, Nords Wharf, NSW, 2281

House For Sale

Thursday, 14 November 2024

SOLD
REAL ESTATE

35 Allora Circuit, Nords Wharf, NSW, 2281

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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Brand Spanking New, Single Level Home, Great Side Access for Boat & Van, Flat Backyard, Bush Outlook & Stroll to Lake!

Boasting a beautiful location, with an outlook to nothing but trees, The Lake is just seconds away, and you have the added benefit of enjoying all new lovely house-proud neighbours, in this gorgeous new Lakeside community, Sylvia Waters.

Nestled by the Lake, with all the shops, services, amenities, cafes, clubs, and restaurants that Swansea has to offer not even 10 minutes away, say goodbye to traffic and congestion and instead enjoy a lovely tree change and sea change all in one, just an hour North of Hornsby, it's pure paradise.

Nords Wharf enjoys its own boat ramp, and easy access to neighbouring Cams Wharf boat ramp, a fabulous public jetty, its own terrific little Trading Post Cafe, as well as a very well regarded public primary school.

Catherine Hill Bay Beach, Rafferty's Resort's exciting new hotel tavern restaurant development, and Murrays Beach Restaurant are all just moments away.

With a genuine North facing backyard, the aspect is perfect, bathed in lots of natural light, love full sun all day during winter, and cool sea breezes wafting through in the heat of summer, with the sun high in the sky over summer, you can't ask for better natural perfect climate controlled heating and cooling.

The single level nature of the home, makes it suitable for everyone, from retirees, looking to downsize, and ditch stairs and all the house and yard work, through to couples and families, keen to upsize their space, and upgrade their lifestyle, with time to enjoy being out on your boat within seconds of leaving home, with great beaches, schools, cafes and watering holes all close by.

The block itself is an absolute winner, it's almost dead flat, so it's easy to mow and take care of, with no expensive retaining required or water issues to deal with.

Wonderfully wide, enjoy genuine off street boat and caravan parking, and easy side access to the backyard, perfect if you want to add a pool or another shed.

Boasting one of the largest blocks at 777m², one of the the widest blocks, and one of the flattest too, it's a winning combination, no matter what age you are, life is just easier on a level block with great access, and enough room to build a decent size, single level home with just the right size backyard, not too big to be able to manage, and not too small to make it a nightmare if you have kids, grandkids and puppies.

So now you know all the magic about the block and the location, let's give you a run down on the house magic still to come.

The look is coastal, light and contemporary, with an easy care brick veneer exterior and colorbond roof.

Little touches of beach house and lake house features in the facade, remind you of how close to the water you are, with the Lake almost at your doorstep, and great beaches just a short drive away.

An impressive driveway leads up to the home, large auto door double garage and extra boat and caravan parking to the side of the block.

Step inside and discover light-filled, easy and breezy living, with a dedicated second living area, that's the perfect place to escape and watch your favourite shows in peace.

The wide entry invites the bush outlook inside, and adds to the feeling of space and an easy flow from front to rear living.

As you head out back, spacious open plan living explodes in front of you. Located exactly where you want your main day to day living, the open kitchen, dining and lounge, all enjoy an outlook to the fabulous flat backyard and ideal size covered alfresco entertaining area. A terrific flat side yard is also visible from this main living, the perfect spot for pets, or kids play equipment or perhaps a pool, if you want to keep the backyard open and the lawn uninterrupted.

Appreciate ducted air, for those rare days the weather isn't playing fair, love the generous walk in pantry off the stone tops kitchen, and the abundant natural light, and fabulous visibility to all parts of the yard, great for parents and grandparents too, as you can always keep an eye on the kids or grandkids playing or swimming outside.

The bedroom and bathroom layout is also perfect, with a delicious master suite set away from the other bedrooms and located to the rear of the home, enjoying direct access to the alfresco area and backyard. Generous in size, it boasts a large walk in robe, with built in style robe on one side and open hanging on the other and a large ensuite with twin vanities making all the difference when two of you are getting ready for work or play!

The guest or kids bedrooms all take a queen bed, with built in robes in all 3, and they all enjoy a bit of separation from each other, with great proximity to the main bathroom and separate powder room, ideal for when someone hogs the bathroom, letting everyone still use the loo, without coming into your sacred ensuite.

The layout of the home has all the key elements you're looking for, with relaxed open spaces feeling inviting and welcoming

All the expensive business is taken care of, with driveways in, lawns established, and the house fully decked out, and ready to roll, all that is needed is your own little touches, from your choice of plants or no plants, just easy care lawns through to your choice of window coverings from lovely sheer curtains to blinds depending on your personal preference.

Plantation shutters beautifully dress the front living and master suite, but the rest of the home is a lovely blank canvas for you to dress in your own style.

A rarity, new single level homes, in a beautiful location, with great off street parking, and a flat blocklike this, almost never come up, and in this price range, in this sought after postcode, they are all but non-existent!

- This home showcases exceptional craftsmanship and premium finishes throughout, with every detail thoughtfully considered to create a perfect balance of luxury and comfort.
- A carefully curated color scheme and stylish interior selections mean the work is done for you—simply move in and enjoy the sophisticated design.
- The open-plan living and dining areas are bright and airy, seamlessly connecting to the level backyard, providing an ideal setting for family gatherings and entertaining.
- With doors that open directly to the alfresco area, the home offers an easy flow between indoor and outdoor spaces, enhancing its connection to the outdoors.
- A versatile living space that can be used as a sitting room, media room, or home office, allowing for flexibility to suit your changing needs.
- The kitchen is designed with modern stone countertops, a gas cooktop, an island bench with a breakfast bar, and a spacious walk-in pantry.
- The master suite offers privacy and comfort, featuring a walk-through wardrobe and an elegant ensuite with a double vanity.
- All other bedrooms are generously sized with built-in wardrobes, providing plenty of storage and contributing to an organized, clutter-free home.
- The main bathroom is well-appointed with a separate bathtub and shower, floor-to-ceiling tiles, and an abundance of natural light.
- High ceilings, timber flooring, plantation shutters, downlights, and ducted air conditioning throughout ensure a

comfortable living environment in every season.

-☒The home includes direct internal access to the remote-controlled garage, offering added security and ease of access to your vehicles.

-☒A north-facing backyard captures the winter sun and benefits from cooling sea breezes during the warmer months, enhancing outdoor living.

-☒The level, fully fenced yard is low-maintenance, secure, and perfect for children and pets to play in a safe environment.

-☒With excellent frontage and side access, there's ample space for boats, caravans, trailers, and more, with a boat ramp just minutes away.

-☒Situated near the lake and surrounded by trees, this home is just 10 minutes from all that Swansea has to offer, and only moments from the stunning beaches of Catherine Hill Bay.

So if you think this terrific opportunity is right up your alley, don't dilly dally, call us today, even if it's your tomorrow home, we have great tenants ready and waiting to move in and help cover your holding costs, and you can claim some great depreciation and tax deductions along the way, until you are ready to move in!