

44 Nightshade Crescent, Murrays Beach, NSW, 2281

House For Sale

Friday, 1 November 2024

SOLD
REAL ESTATE

44 Nightshade Crescent, Murrays Beach, NSW, 2281

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



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Better than Brand New, Fussy Buyers Welcome, as OCD Owners Upgraded Absolutely Everything, Creating a Second Master & Ensuite - Faultless Presentation

Having lived by the beach, exposed to big winds and all the elements, when these owners sold their beach house and were looking to buy, they were after a tree change, in a quiet protected spot, where they could relax and enjoy lovely leafy outlooks, within strolling distance of The Lake, so they could enjoy morning and evening walks by the water with the kids and puppy, without being sandblasted and blown away.

Just a few minutes drive to beautiful beaches, walk at home and head to the beach on fine weather calm days.

After having a beautiful outlook to nothing but nature, looking out to National Park, these owners were not going to be able to live just anywhere in the suburbs, with colorbond fences and constant traffic passing by their door.

So the beautiful quiet back street location of this home, and its picturesque, never to be built out wildlife corridor outlook were a winning combination, the fact that the boat ramp, Lake coffee shops, and restaurants are easy strolling distance away were the icing on the cake!

Having had a substantial home, with minimal stairs, but great separate zones for family, overnight guests and working from home, our lawyer and engineer power house couple were looking for a bit more space, and great separation, without ending up with a massive property that was just too much to look after, or tons of stairs.

This home immediately appealed to them because of its easy split level design, and its relative newness.

Having built before, the lady of the house couldn't cope with most second hand homes, and the man of the house was a big fan of large garaging and plentiful storage, while the kids and dogs wanted some yard, but not so much Mum and Dad would be tied up all day doing the lawns and gardens, when they could be horse riding or playing soccer!

They quickly agreed that you couldn't raise a family in a better neighbourhood, or nicer location and they quickly decided this was the home for them.

The perfect fit, the contemporary look, the easy split level design were a great start, but then came the OCD pair's need to upgrade and add.

They started with something a little special for their favourite son, he's their only son ;)

A very delicious master suite, with walk thru robe and a divine ensuite were promised and delivered.

At entry level, it meant their big boy could come and go or hide away from his little sister when needed, he had the privacy of his own bathroom and wouldn't outgrow his room.

The perfect spot for visitors, this new extra master suite would make great guest accommodation, set away from the master suite and other bedrooms and bathrooms..

On this same entry level, the tired garage and unbelievably substantial, full ceiling height, massive under house storage were completely re-worked, with a new epoxy garage floor going in, new gyprock and downlighting, and with every surface re-painted.

The ultimate house proud and practical owners, the concrete driveway was resprayed and 3 amazing parking bays were created.

Every inch of the grounds was fully landscaped, front and back, with established gardens now in place, and connecting

side pathways, letting you easily move around the property.

Still outside, both fabulous decks, front and back were sanded and restrained ready for fabulous outdoor living and entertaining.

New Crimsafe external doors were added, so the home could be left secure but open to capture the glorious breezes always on offer in Murrays Beach.

With the side looking so schmick, it wasn't long before they attacked inside, with all the carpet disappearing and being replaced with new quality carpet to all the bedrooms.

The entire interior was professionally painted, from the walls and ceilings through to the architraves, doors and skirting boards, these owners wanted fresh and they got it!

Premium internal door fittings were installed, a custom stainless steel handrail went in, while the lovely open kitchen benefitted from a new tapware and cooktop, and the bathrooms got new exhaust fans and premium switches.

A custom built office space with pinboard back was added, perfect for working from home or kids doing their homework, with your choice of 5 bedrooms to use for sleeping, office or sewing/craft space.

While it looks 2 storey from the road, this completely refreshed property performs like a single level residence, when it comes to the backyard, with an easy free flowing feel, inside spills out to a terrific big back deck and wonderful North East facing backyard.

Back inside the easy split level design, means that once you're up, there's only a handful of steps between your upper level, open plan living, kitchen, lounge and dining, to your secondary living area, and rear outdoor entertaining deck that overlooks the perfect aspect backyard, with the majority of bedrooms spread out over these 2 gentle split levels as well.

Beyond the new ground floor second master suite, walk in robe and ensuite, appreciate a private entry foyer, where no one sees into your home from the front door.

Love the large 2 car plus garaging, and the whole other world of under house, constant temperature, full head height, super secure workshop, hobby space, or wine cellar, it's a great place to hide and play!

Love the look and feel of the authentic gorgeous real timber floorboards that feature throughout the multiple living areas, soft on your back and easy under foot, they offer a timeless quality look and an appeal you never grow tired of.

Looking out to the trees, the upper level, very open living off the equally open style stone tops kitchen, beckons you to head outside onto your generous covered front deck, where you can unwind to views or nothing but nature.

Set well away from the other 4 bedrooms, the expansive master suite and ensuite, flow effortlessly out to this upper level living.

While the mid level bedrooms, bathrooms and main laundry are split by the open living area that glides outdoors to the back deck and backyard.

A fabulous design, in a wonderful location, just 5 minutes from Swansea supermarkets and cafes, here you feel a million miles away from everything, with a tree change feel that is just seconds to the Lake and minutes to the beach.

Beyond the great design, floor plan and location, faultless presentation, spot on working order, and super attention to detail really make this home stand out from the crowd, making it the perfect property for the most discerning of buyers!

The photos only tell some of the story, so here's a few facts and the short story version ...

- ? Lovely & quiet Murrays Beach location, surrounded by nothing but nature
- ? Designed for private, easy, free-flowing living & entertaining, indoors & outside
- ? Delicious decks, effortlessly connect the interior with the outdoors, front & back
- ? Beautiful split level design offers a spacious floor plan without too many stairs
- ? Sophisticated kitchen with stone bench tops, island bench & breakfast bar
- Love the overhead cabinetry, walk in pantry and double drawer dishwasher
- Appreciate the newness of the kitchen tapware & the new cooktop too
- Kitchen looks out to the open living that connects with the front deck & bush
- Get excited by the split level spacious front to rear duo living & large decks
- Enjoy a choice of master suites, both with walk in robes & renovated ensuites
- Generous remaining bedrooms all enjoy ceiling fans, and built in robes as well
- Ceiling fans & multi zone control ducted air conditioning feature throughout
- 31 solar panels lets you run the air conditioning year round if you want to
- The combination of a ear North East aspect & fans make it rarely required
- Streamlined downlights, and crisp clean plantation shutters look amazing
- All the mod cons, with camera surveillance system; outdoor perimeter sensor lighting; plumbed fridge; premium light & power points switches including dimmers; foxtel connection; TV points including HDMI cabling connections in the master suites & both living areas; several internet connection points for internet network; above standard external & internal power points; and internal natural gas heating connection points
- Smart custom built home office with built in desks and pin board back
- Love the on tap, never run out natural gas hot water, heating & cooking
- Fabulously landscaped grounds, with established gardens & pathways
- 7 car spaces on the property, with oversized new epoxy floor garaging
- Heated flooring in the big workshop & 2 huge under house storage areas
- 5 bedrooms, 2 master suites, up & down, with 3 mid level big bedrooms
- 3.5 bathrooms, including 2 ensuites, a main bathroom & a powder room
- 2 laundries, 1 garage level for heavily soiled clothes & 1 in the main house
- 3 timber decks with feature lighting & custom home office with pinboard back

Re-surfaced beyond compare, at a level only the most OCD of people are likely to achieve, enjoy the way above average look, feel and performance of this beautifully located and beautifully spacious, well laid out design, it's sure to impress, and guaranteed not to disappoint!

These owners last home set a suburb record that wasn't beaten for a seriously long time, and it was only eventually knocked off by a next level, bigger, and newer beach facing property, so you know these owners do things right, and you can be assured you're buying quality.

This time they don't expect a record price, they are very realistic sellers and know exactly what they are giving up and what they have spent to make this home excel, but they don't expect overs, just a fair price, as they are on the move and ready to negotiate.

Of course if you want to pay more we are happy to oblige ...

Call now to find out how you can make this amazing property "your don't have to lift a finger", "nothing to do" dream home