

**5/40 The Lane, Maryville, NSW, 2293**



**Townhouse For Sale**

Friday, 22 November 2024

5/40 The Lane, Maryville, NSW, 2293

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Tranquil Waterfront Reserve Haven

For over 22 years, this cherished townhouse has been lovingly maintained and thoughtfully updated, offering a warm and welcoming retreat amidst its picturesque waterfront reserve setting. Mornings here are nothing short of magical, with beautiful sunrises, rowers gliding gracefully along the creek, and the gentle hum of joggers and dog-walkers passing by. When you're ready for a change of scenery, step into your private Tuscan-inspired courtyard, a quiet escape where lemon trees, a thriving veggie patch, and herb pots create the perfect Mediterranean backdrop for outdoor entertaining.

Designed for low-maintenance living, the ground floor features cleverly zoned spaces for lounging, dining, and cooking. Upstairs, three well-appointed bedrooms and two bathrooms offer a peaceful retreat, with the master bedroom boasting an updated ensuite and a private balcony. It's the perfect spot to sip your morning coffee while soaking in the tranquil water views. Add a double garage to the mix, and this home ticks all the boxes.

From here, you're just a stroll away from the cruising yacht club, the fish market, and a variety of restaurants and pubs. Cycle along the Honeysuckle precinct to Nobbys Beach or take advantage of the Newcastle Transport Interchange just 1500m away connecting you seamlessly to wherever you need to go.

Homes overlooking the water don't pop up often, so be quick to inspect!

- Waterfront reserve townhouse, first time offered since 2002
- Free-flowing design with updated Kauri pine flooring, custom joinery and shutters
- 5-burner gas cooktop, pyrolytic oven, dishwasher, stone benches
- Private rear courtyard separates the home from the double garage
- Master bedroom with a/c, ensuite, walk-in robe, and water view balcony
- Two additional bedrooms with built-in robes and balconies share full-size main bathroom
- Ground floor powder room and laundry with added storage
- Grab your morning coffee or lunch from Boatshed cafe or dinner from Elementa

### Outgoings:

Water: \*\$759pa + usage

Council: \*\$2,100pa

Strata: \*\$6,794.60 pa

\* approximates only

(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)