

# Unit 2/52 Allambee Pl, Valentine, NSW, 2280



## Unit For Sale

Monday, 28 October 2024

Unit 2/52 Allambee Pl, Valentine, NSW, 2280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Louise Vico

## Stylish Split-Level Unit in "Old Valentine"

Discover refined lakeside living at 2/52 Allambee Place, Valentine – a home that combines comfort, sophistication, and convenience in one of Valentine's most desirable pockets. This split-level residence offers a thoughtfully crafted layout, designed to maximise both privacy and shared living spaces. With two spacious living areas and multiple outdoor decks, this home creates the perfect setting for family gatherings, entertaining, or simply enjoying the serene surroundings.

Inside, the modern, renovated kitchen serves as a stylish hub for the home, complete Westinghouse and Fisher & Paykel appliances, lush granite benchtops, and ample cabinetry. All bedrooms and living areas are air-conditioned with split system units, ensuring year-round comfort. The master bedroom is a private retreat, featuring its own ensuite and a generous walk-in-robe. Recently laid new carpet enhances the warmth and elegance of the bedrooms, providing a fresh and inviting feel. Both living areas seamlessly extend to separate decks, where you can savour alfresco dining or enjoy the gentle lake breezes, complemented by partial views of Lake Macquarie.

The property is ideally located across from the picturesque Allambee Park and 5 minutes to Bennetts Park and Valentine Boat Ramp, perfect for morning strolls or a relaxed afternoon with the family. Just a short walk away is the local Valentine shopping district, offering an array of conveniences including groceries, cafes, and various medical facilities – all within easy reach. Practicality is further enhanced with a double garage featuring additional storage space and a private shared driveway, ensuring secure parking and easy access.

### Key Features:

- Refined split-level layout with two spacious living areas and seamless indoor-outdoor flow to entertaining decks
- 5 individual split system air conditioners in bedroom and living areas
- Modern, renovated kitchen with quality finishes and ample cabinetry
- Recently installed new carpet in bedrooms throughout
- Double garage with secure parking for two vehicles and additional shelved storage
- Short distance to Valentine's shopping district, offering everyday essentials
- STRATA FEES: \$1,655.00 per quarter                      RATES: \$551.60 per quarter

This home offers an easy-care lifestyle in a prime lakeside location, providing the perfect blend of tranquility, comfort, and convenience.

All information provided (including but not limited to the property attributes, land area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and may have been provided to Viking Realty by third parties. Information contained on the Website should not be relied upon and you should make your own enquiries and/or seek legal advice in respect of any property on the Website or the information about the property contained herein.

Property Code: 761