



**SOLD**

**SOLD BY BRENDAN JAMES 0422 851 384 MORE BUYERS WAITING FOR WATERFRONT PROPERTIES!**

Summer is here and what could be better than fishing off your own private jetty or launch your boat directly into beautiful Lake Macquarie where the kids can enjoy skiing, paddle boarding and kayaking.

@realty has on offer this immaculate home in a picture perfect north facing and tightly held location, whether your looking for a holiday home or you have decided that it's time for a sea change this is a property that should be on the top of your list to inspect.

Main home comprises of three bedrooms, two bathrooms and is immaculately presented throughout, there is also a fully self contained boat house with all amenities including kitchenette, bedroom & bathroom ideal for a teenage retreat or guest accommodation, both residences offer million dollar views across Lake Macquarie.

Elevated 803m<sup>2</sup> absolute waterfront block also offers access to council reserve which can be utilised at your leisure.

- Absolute waterfront, private jetty and boat slip with winch
- Picture perfect life changer
- Uninterrupted views of the lake
- Four bedrooms, three bathrooms
- Holiday home, Airbnb or your own private retreat
- Both homes can be rented separately offering dual income
- Approximately 1.5Hr drive to Sydney CBD
- Moments from M1 Motorway Leading to both Sydney & Newcastle

For further information, contact Brendan James on 0422 851 384.

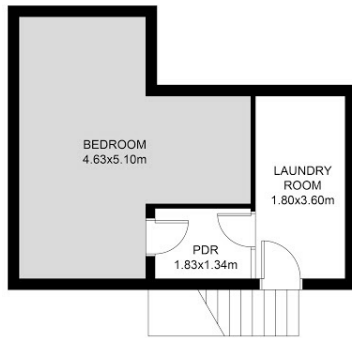
**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$1,315,913

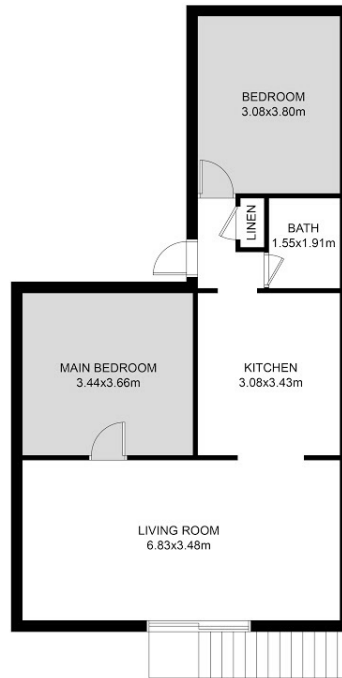
**OPEN FOR INSPECTION:**  
N/A



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



BOAT SHED FLOOR PLAN  
(NOT IN POSITION)

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

89 Grand Parade Bonnells Bay 2264

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.