



SOLD

THE WATERS EDGE - AN OPPORTUNITY NOT TO BE MISSED, DISMISSED OR RISKED!

Prepare to be excited with this magnificent opportunity to purchase somewhat of a blank canvas, set amongst multi-million dollar Real Estate literally on the shores of Lake Macquarie! How does 180 degree views of Lake Macquarie sound?

156 Marks Point Road is an offering like no other that has most recently been used as a combination of an owners family weekender and an Air BnB income stream - with an annual income pre-Covid of approximately \$45 000! This would suit a similar type of purchaser or perhaps those looking for a site to build their dream home now or in the future!

The lay of this block enables the residence to be positioned in a somewhat secluded, peaceful and calm setting - enabling a genuine feeling that you're miles from anywhere, however in reality you're minutes from everywhere!

The current residence is light and bright, somewhat quirky and really works as a weekender. It could easily be a family home, with it comprising four bedrooms and dual living areas over two levels. Whilst the kitchen and bathroom are both functional, buyers looking at such a setting may have superior expectations and this property does lend itself to renovation and/or extension.

Marks Point Road has many properties with magnificent views and access to Lake Macquarie, with numerous multi-million dollars sales. Vendor expectations here are realistic and would allow those looking for a knockdown and rebuild option to certainly not be over-capitalising.

Not only is Lake Macquarie on your doorstep, beaches are minutes away. There are conveniences within walking distance, shopping options North in Belmont and South in Swansea and both Charlestown Square and Westfield Kotara are a short drive for the retail-lovers amongst us!

Such an offering with unlimited potential is often sought and seldom offered for sale! Put your best foot forward - there's a reason why professionals and Real Estate enthusiasts alike continue to vouch for location, location, location.....

* Please note that although many restrictions are easing, we remain Covid safe and will NOT be

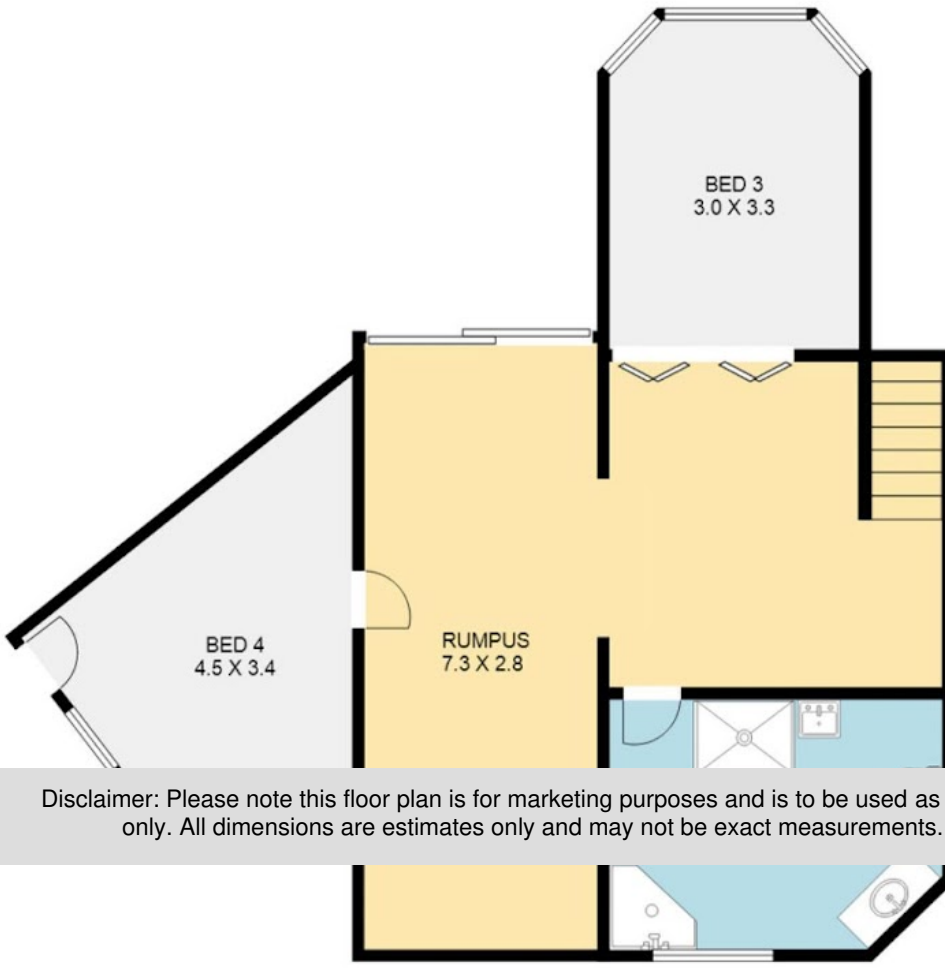
4 BED | 1 BATH | 2 CAR

PRICE:
\$1,375,000

OPEN FOR INSPECTION:
N/A



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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.

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ALL DIMENSIONS ARE APPROXIMATE AND INTENDED AS A GUIDE ONLY

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