



# FOR SALE

## HOME SWEET HOME ON THE DOORSTEP OF BEAUTIFUL LAKE MACQUARIE!

Position perfect for all the fun in the sun on the doorstep of beautiful Lake Macquarie is an opportunity to capture a truly special residence and lifestyle.

The warmth and character created in this wonderfully presented property is quickly realised as you enter the front gate, and certainly carries through the entire residence.

Ideal for the professional couple, or retirees alike who are chasing that relaxed lakeside oasis, with the Lioness Park and Lake front in view and capturing those wonderful sunrises while enjoying a morning cuppa on the back veranda.

Boasting split level and air-conditioned living, raked ceilings and polished timber floors throughout, 3 large bedrooms all with built-in-robos, a centralised kitchen positioned perfect for entertaining and a large undercover veranda looking down to the lakefront, all the modern comforts are certainly well catered for here.

The icing on the cake is very generous too with manicured gardens, off street parking for the boat, caravan and vehicles, a second shower and loo in laundry and a garage which could be utilised as a workshop/ home office/possible guest accommodation with car port or undercover BBQ area.

With the waterfront Lioness Park just a short 100 metre stroll down the road (approximate), with jetty and boat ramp, netted swimming area and a kid's playground, entertaining the grandchildren or just sitting back under a shady tree with a good book will be a breeze.

### Property features:

- Room for the caravan & boat with off street parking for 4 vehicles.
- 3 bedrooms all with new built-in-robos
- Modern kitchen with great bench space
- Split level / open plan living / raked ceilings.
- Sun filled bathroom with separate toilet.
- 2nd shower & toilet in laundry
- The ideal rear veranda for BBQ's & entertaining

3 BED | 2 BATH | 2 CAR

### PRICE:

\$0 - \$0

### OPEN FOR INSPECTION:

N/A



**Anthony Castelli**

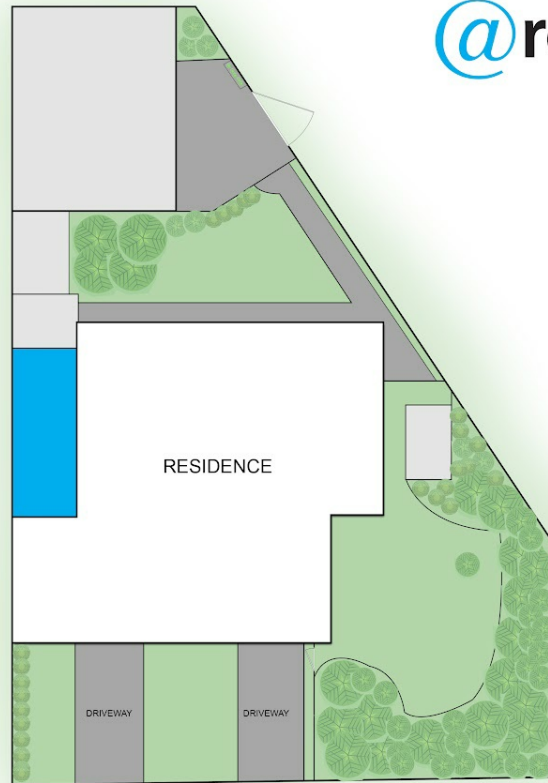
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FLOOR PLAN



SITE PLAN



86 Winbin Cres, Gwandalan NSW 2259

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.