



## FOR SALE

### POSITIONED PERFECT ON LAKE FRONT RESERVE WITH SEPARATE GUEST ACCOMMODATION!

Rarely available and situated in a highly sort after pocket of Gwandalan is an opportunity to live that lake front reserve lifestyle you've been wishing for. Ideal for the professional couple, retirees or the weekend sun chasers looking for that ideal escape, the peaceful and quiet tranquility of living on the reserve is now yours to capture. Catering for the guests in the separate sleep out will be a breeze as you enjoy this two-bedroom residence with updated kitchen and bathroom, a large lounge room, study and sunroom and an ideal back deck for that well earned break with a quiet cupper overlooking the reserve.

With the second shower and loo downstairs in the laundry, a powered workshop for the tinkerers and loads of undercover parking.

The waterfront Lioness Park is just a 100 metre (approximate) stroll down the reserve, 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.

Backing onto waterfront reserve.  
Two bedrooms with the main boasting a walk-in-robe.  
Separate, large sleep out for guest accommodation.  
Updated kitchen and bathroom.  
Large lounge room. A study and sunroom.  
Second shower and loo in laundry.  
Powered workshop & undercover parking.  
Land – 481sqm.

2 BED | 2 BATH | 2 CAR

PRICE:  
\$750,000

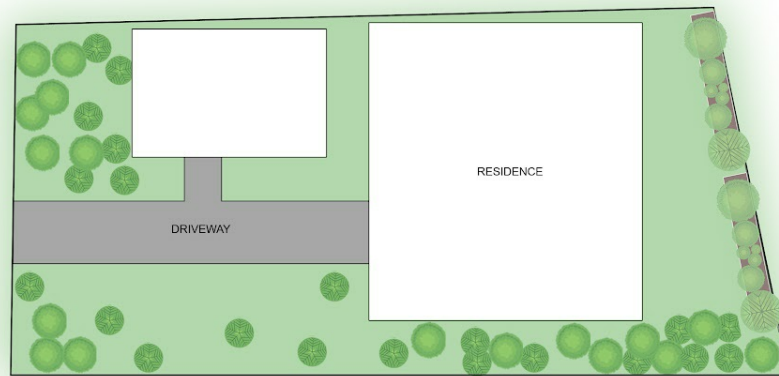
OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN



SITE PLAN



4 Gamban Rd, 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.