



**SOLD**

## METICULOUSLY RENOVATED BEACHSIDE ABODE CAPTURES GLORIOUS OCEAN VIEWS

Welcome to 109 Chepana Street, a stunning coastal inspired home with ocean views, set over two self-contained levels and just minutes stroll to pristine beachfront.

With over 43 years in the building industry, it's little wonder the current owners have left no stone unturned successfully transforming their 16-year labour of love into a magnificent beachside sanctuary. It's the exceptional level of craftsmanship, premium inclusions, and meticulous attention to detail that make this home a standout.

Downstairs is ideal for an Airbnb, rental or guest accommodation with separate entry into an open plan kitchen, dining, and living area. This versatile domain also includes two oversized guest suites, including one opening onto outdoors. In addition to a modern bathroom is a further WC for added convenience. A big bay window draws in abundant natural light. Elegant porcelain tiles track throughout, providing a luxurious feel.

Head upstairs via the timber staircase and discover a relaxed lounge room including a cosy wood burning fire set against an eye catching stack stone accent feature wall. French timber doors open onto a backyard oasis, complete with a hardwood timber deck alfresco, inviting fire pit area, and flourishing tropical gardens.

Two well-appointed bedrooms upstairs incorporate a dreamy parents retreat comprising of a hidden office with an ocean view, walk in robe, stylish ensuite, and access onto a wraparound sun-drenched balcony. A tranquil sea breeze and sound of the ocean are ever present.

Positioned to seamlessly entertain indoors and outdoors is a fresh white gourmet kitchen fit with stone benchtops, high end Bosch appliances, and sensor lit walk in pantry. An open living-dining area captures sea views and privately tucked away is a handy study nook. White wood panelled high ceilings and durable beachy timber look tiles add character and charm.

This location is unbeatable, away from the hustle and bustle, adjoining a maintained walkway reserve, and directly across the road from a short track leading onto the beach. Woo hoo! The local shopping village is a 10-minute stroll and within proximity is a medical centre, school, eateries, family friendly picnic area and swimming lake.

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

**PRICE:**  
**\$1,675,000**

**OPEN FOR INSPECTION:**  
**N/A**



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GROUND FLOOR



FIRST FLOOR

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

109 Chepana Street, Lake Cathie

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.