4 CHEPANA STREET, LAKE CATHIE, NSW, 2445









SOLD

HUGE POTENTIAL & PRIME POSITION-JUST A FEW MINUTES STROLL TO BEACH & SHOPS

Nestled back on a spacious 806m² block, this coastal residence offers glorious ocean views and an idyllic location, positioned at the cul-de-sac end of sought-after Chepana Street, just a few minutes
stroll from a patrolled surf beach and Lake Cathie's village shops, cafés, tavern, and supermarket.

Offered for the first time in over 20 years, a few highlights the owners have loved about living here
include drifting off to sleep to the sounds of the ocean, spotting whales and dolphins from the comfort
of home, watching the waves roll in, and the ease of a flat, short walk to the beach, lake, and amenities.

The versatile layout spans two levels, presenting great potential for future projects such as a seaside
Airbnb, private business-office area, or multi-generational living arrangement. With side access and a
big backyard, there's scope to add a granny flat or shed (STCA).

Downstairs features a guest bedroom, additional bathroom, and a large rumpus room which could be
utilised as a further bedroom, providing ample space to install a kitchenette. Each room grants access
to a covered deck at the rear that overlooks the backyard tropical oasis. Stunning blackbutt timber
floors track throughout both levels.

Upstairs is filled with natural light and perfectly captures the sea breeze, featuring three sizeable bedrooms with built-in robes, a renovated bathroom, a sun-drenched lounge room, a dining area, and
a modern kitchen equipped with stone benchtops, Smeg cooking appliances, and a Bosch dishwasher. The main living area showcases a spectacular outlook and seamlessly connects to

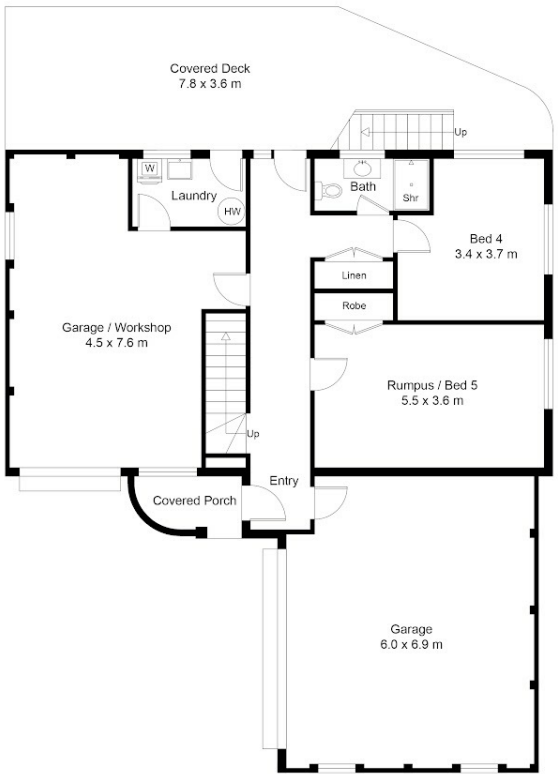
5 BED | 2 BATH | 3 CAR

PRICE:
$1,275,000

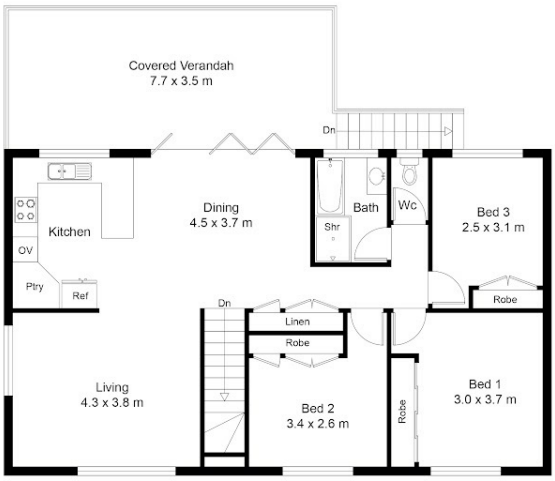
OPEN FOR INSPECTION:
N/A



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

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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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