



# FOR SALE

## A FAMILY HOME .....OR.....HIGH RETURN AIRBNB.

Lake Breezes and Dual Living!

Conveniently set in the heart of Lake Munmorah just 1 hour up the M1 freeway from Sydney, this beautiful, fully air conditioned, 6-bedroom 5-bathroom 2 garage home can be configured as two separate living areas perfectly catering to the family with grandparents, or those just wanting something unique. Welcoming tropical gardens greet you at the gate. This unique family home offers sweeping lake views and cooling breezes from the large back deck. It boasts an abundance of linen cupboards and storage spaces. From the conveniently appointed main kitchen the casual meals area overlooks the large, solar heated, tropical lagoon pool, whilst the timber lined cathedral ceiling living room, opens to a beautiful lake vista. The master suite is appointed with built in wardrobes and a striking courtyard ensuite. This home provides plenty of living space for any size family. At the front of the property is an absolute oasis with the beautifully designed in-ground salt pool. The 696 sqm block (approx.) offers many entertaining areas and is perfect for family gatherings, relaxing with friends or a place to watch the kids play in the yard that gently sweeps down to the lake edge. This stunning waterfront reserve property boasts adjacent room for a caravan, boat, or trailer whilst the lake brings evening breezes and a sense of calm relaxation at sunset. Conveniently located close to schools, Woolworths shopping centre, Medical Centre, transport, churches, cafes, clubs and restaurants, this family home provides massive potential and loads of opportunities for its next owner!

- Waterfront reserve property with lake access and nearby boat ramp with jetty at the end of the street.
- Can be configured for multi-generational living.
- Master-suite is a deluxe sanctuary with built in wardrobes, striking courtyard ensuite and magnificent water views of Lake Munmorah.
- This home has SIX bedrooms and FIVE Bathrooms and is fully Air Conditioned.
- Large separate study/office offering water views and high-quality internet reception.
- Large covered entertaining area overlooking a sparkling, solar heated, resort style pool.
- Land size 696 sqm block (approx.) leads out seamlessly to the grassed reserve and lake edge.
- Side access to the double garage, with distance to neighbours for privacy and space for a boat or caravan
- Close proximity to local schools, medical centre, churches, Woolworths shopping centre, cafes,

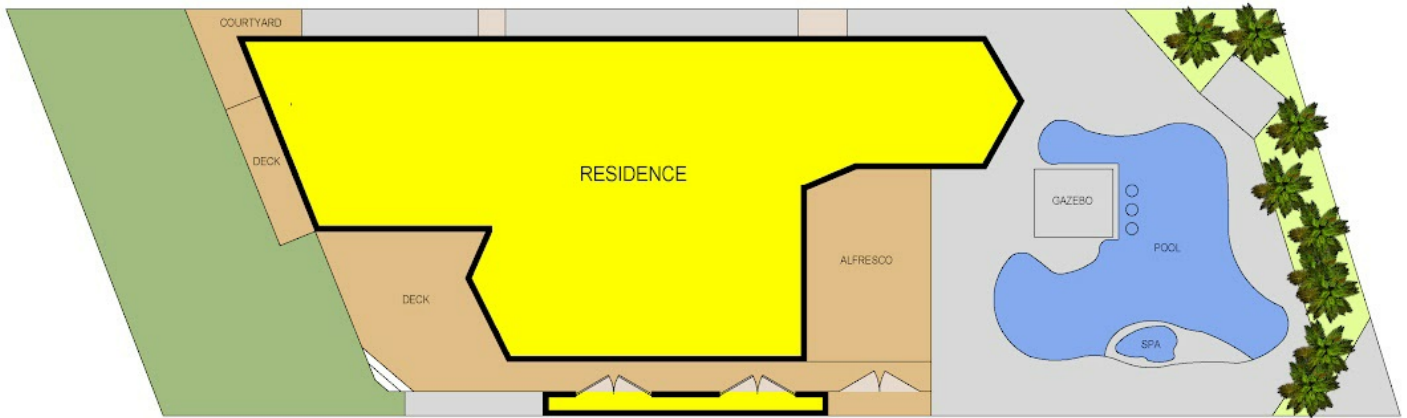
6 BED | 5 BATH | 2 CAR

PRICE:  
\$1,480,000

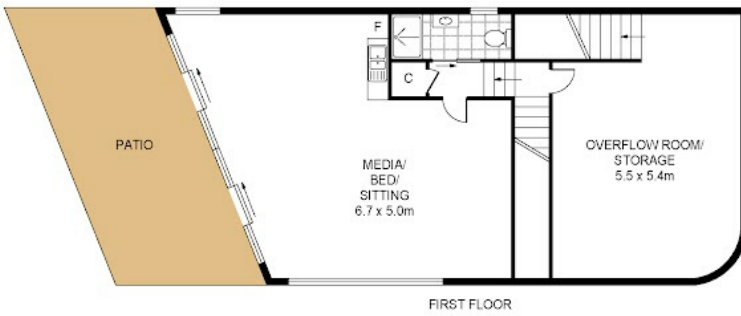
OPEN FOR INSPECTION:  
N/A



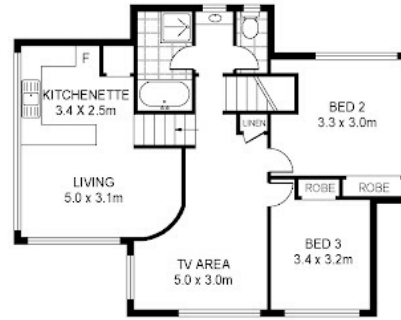
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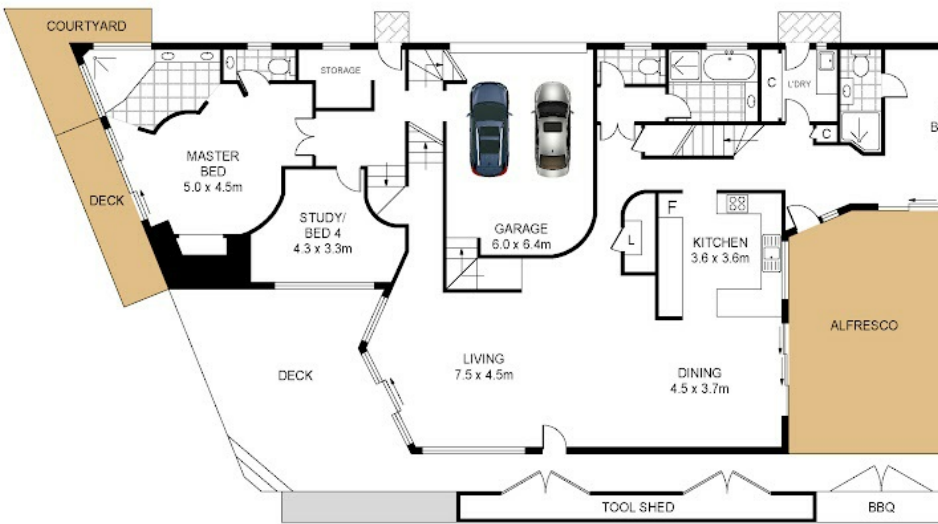
Living Area: 695.6 sqm



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



26 Kamilaroo Avenue,  
Lake Munmorah

Total Internal Floor Area: 411 sqm

Scale in metres indicative only. 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.



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.