



**SOLD**

## SPACIOUS DOUBLE LEVEL HOME + WALK TO LAKE MACQUARIE!

Positioned in peaceful lakeside suburb of Gwandalan sits this fantastic double storey residence. Situated on a easy care parcel of land and being just moments walk to Lake Macquarie and local shopping villages, this home has so much to offer. Features here include:

- 2 Garage spaces both with driveway
- Functional and tidy kitchen/dining area
- Split system air conditioning
- Ceiling fans
- Large covered balcony perfect for entertaining
- 505.9m2 (approx) Parcel of land
- Spacious open plan living room
- 3 generous bedrooms, one bathroom upstairs & combined laundry/bathroom downstairs
- Walk to shops, Gwandalan public school, local park, boat ramps and more
- This home is also close proximity to fantastic beaches, national parks, M1 Motorway and highway leading to Newcastle.

For further information please contact Brendan James on 0422 851 384

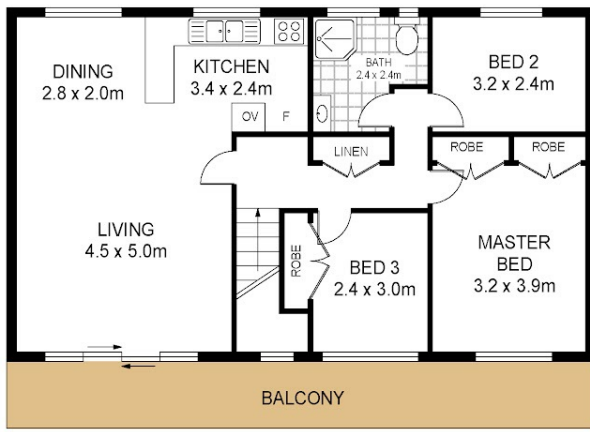
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$710,000

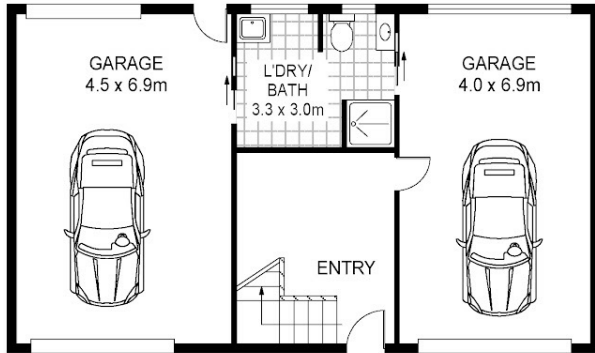
**OPEN FOR INSPECTION:**  
N/A



**Brendan James**  
**0422851384**  
brendanjames@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



FIRST FLOOR



GROUND FLOOR



87 Winbin Crescent  
Gwandalan



Total Internal Floor Area: 181 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.