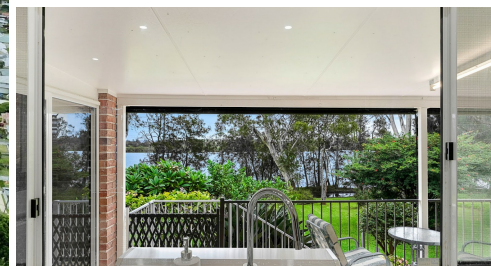


3 ELIOT STREET, MANNERING PARK, NSW, 2259



# FOR SALE

## WATERFRONT FAMILY HOME!

Discover lakeside living at its finest in this spacious family haven, perfectly positioned in the serene waterfront suburb of Mannering Park. This impressive 4-bedroom residence sits on a generous 657m2 (approx) offering easy access to Lake Macquarie and consists of the perfect blend of comfortable family living and outdoor enjoyment.

Step inside to discover a well-designed floor plan that caters perfectly to modern family life. The home features four generously sized bedrooms, two well-appointed bathroom's and 2 separate living areas ensuring plenty of space and privacy for the whole family. The practical layout creates distinct zones for relaxation and entertainment, making everyday living a breeze.

Vehicle accommodation is absolutely no concern with this property, boasting a secure single garage plus the added advantage of three carport spaces - perfect for the boat or additional vehicles.

Location is everything and this property delivers with its prime waterfront reserve position in family-friendly Mannering Park. The home offers an enviable lifestyle with:

- \* Beautiful lakefront reserve access to Lake Macquarie for your enjoyment
- \* Local shopping village's nearby
- \* Public school within easy reach
- \* Active community facilities including tennis courts and sporting ovals
- \* Boat ramp and park grounds only moments away
- \* Easy access to highway leading to M1 Motorway
- \* Proximity to gorgeous coastal beaches

This property represents an outstanding opportunity to secure your slice of waterfront lakeside living in a community-focused suburb. The combination of generous living space, multiple vehicle accommodation, and proximity to both natural attractions and essential amenities makes this home an ideal choice for families seeking their forever home.

Whether you're enjoying a morning coffee while watching the lake, taking advantage of the numerous recreational facilities, or simply relishing the peaceful suburban atmosphere, this home offers the perfect foundation for your family's next chapter.

4 BED | 2 BATH | 4 CAR

### PRICE:

\$1,200,000 - \$1,300,000

### OPEN FOR INSPECTION:

N/A

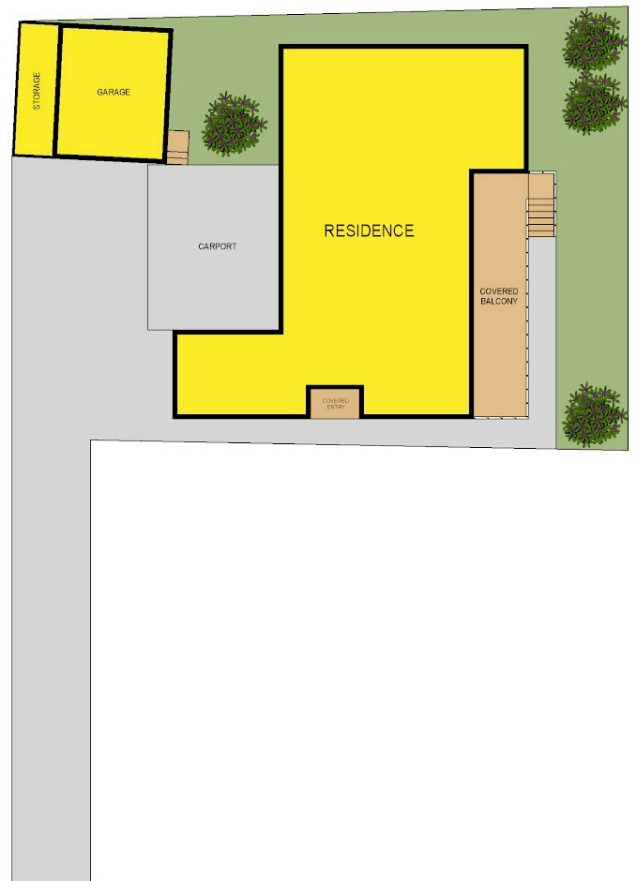


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3 Eliot Street  
Mannering Park

0 1 2 3 4 5

Total Internal Floor Area: 182 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.