



SOLD

RARE BEACHSIDE OPPORTUNITY IN LAKE CATHIE

Set in a tightly held Chepana Street culdesac, this spacious residence surprises with its scale, light, and open-plan flow. Just a stroll to the lake and footsteps to the surf, cafés, tavern, Woolworths, and tennis courts, it delivers the relaxed coastal lifestyle Lake Cathie is renowned for—only 15 minutes from Port Macquarie.

Inside, the generous layout unfolds with ease. A front living room can be closed off for privacy, while the open-plan dining and family areas capture natural light and coastal breezes. At its centre, the modern kitchen features stone benchtops, a waterfall-edge island, dishwasher, quality appliances, ample storage, and a built-in wine nook, connecting seamlessly to indoor and outdoor entertaining zones.

The master suite is positioned away from the other bedrooms, creating a private retreat with built-in wardrobes and a large ensuite complete with double vanity. Two further bedrooms, all with storage, are complemented by a family bathroom and a versatile multipurpose room, ideal as a study, home office or optional fourth bedroom.

Outdoors, the sun-drenched backyard is private and level, with easy space to add a garage or pool (STCA). Double frontage and rear access enhance functionality, with secure storage and parking for a caravan or boat.

Everyday comfort is assured with split-system air conditioning, ceiling fans, plantation shutters, 6.6kW solar, a rainwater tank and durable flooring. Updates including a newly sealed roof, Colorbond fencing and rear gates reflect careful maintenance.

Zoned for dual occupancy, the property offers long-term flexibility. Here, mornings begin with ocean swims and lake walks, and evenings end with spa-side sunsets in your own private sanctuary.

At 13 Chepana Street, Lake Cathie, you're not just purchasing a home—you're embracing a true coastal way of life.

3 BED | 2 BATH | 1 CAR

PRICE:
\$1,050,000

OPEN FOR INSPECTION:
N/A



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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.