



## FOR LEASE

### SPACIOUS FAMILY HOME WITH STUNNING WATER VIEWS

Wake up to breathtaking lake views every day in this beautifully positioned four-bedroom home in the heart of Mannering Park. Spanning over two levels and backing directly onto the waterfront reserve, this property offers a peaceful lifestyle with uninterrupted scenery, generous indoor and outdoor spaces, and a sparkling pool overlooking Lake Macquarie.

Large windows frame the water from both levels, while the seamless flow between living areas, balconies, and outdoor entertaining spaces makes the home perfect for families seeking space, comfort and tranquillity.

Inside, you'll find multiple living zones, a functional kitchen with walk-in pantry, three bathrooms including a classic claw-foot tub, and well-proportioned bedrooms positioned across both floors for added flexibility.

Outdoors, the home features a tiered backyard leading down toward the lake, an elevated deck ideal for summer dining, a private balcony off the upper living room, and a rear workshop/boat shed complete with winch system for watercraft or storage. The setting is private, leafy and incredibly serene, offering an exceptional lakeside lifestyle.

Located just moments from Mannering Park shops, the public school, local parks, cafés and the boat ramp, the home combines waterfront living with everyday convenience. With easy access to the M1, this address delivers the ideal balance of lifestyle and connectivity.

Beautiful sunsets, expansive views and generous space make this a rare opportunity to secure one of the area's most appealing waterfront homes.

#### TO INSPECT OR APPLY:

It's important to register your interest in any upcoming and advertised open homes or inspections. Failing to register may result in not being informed of any unforeseen or unplanned changes to inspection times. To register (or apply) for this property please click on the get in touch button and send your details to our agency. You'll receive an email back with instructions on how to register and apply via our website and booking service.

4 BED | 3 BATH | 1 CAR

PRICE:  
\$850 per week

OPEN FOR INSPECTION:  
N/A



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Internal 174m<sup>2</sup> External 164m<sup>2</sup> Total 338m<sup>2</sup>

35 Macquarie Road, **Manning Park**



NORTH

4 x 3 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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REAL ESTATE

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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