



**SOLD**

## LAKESIDE LIFESTYLE WITH SPACE FOR THE WHOLE FAMILY!!!

Positioned just moments from the shores of Lake Macquarie, this beautifully maintained home offers multiple living zones, great outdoor spaces and exceptional convenience for families and commuters alike.

Inside, the home features 3 bedrooms plus a study, along with a living room, sunroom and family room—providing plenty of flexibility for work, relaxation or entertaining. The kitchen comes complete with stone benchtops and a walk-in pantry, while the dedicated dining area sits close by for easy mealtime flow.

The main bathroom includes a bathtub, and there's an additional shower in the laundry with a second toilet next door, adding everyday practicality.

Outdoors, you'll appreciate drive-through access to both the garage and carport—ideal for extra vehicles, boats or trailers. The covered entertaining area attached to the garage is perfect for gatherings all year round.

Comfort is assured with split-system air conditioning, ceiling fans, and solar panels to help keep energy costs down.

All of this is set in a quiet, convenient pocket just a short stroll to the lake, while commuters will enjoy the easy access to the M1 motorway connecting you to both Sydney and Newcastle.

### Key Features:

- 3 bedrooms plus study
- Living room, sunroom and family room
- Main bathroom with bathtub + additional shower & second toilet in laundry
- Modern kitchen with stone benchtops and walk-in pantry
- Dining area
- Drive-through access to garage and carport
- Covered entertaining area
- Split-system air conditioning & ceiling fans
- Solar panels
- Short walk to Lake Macquarie

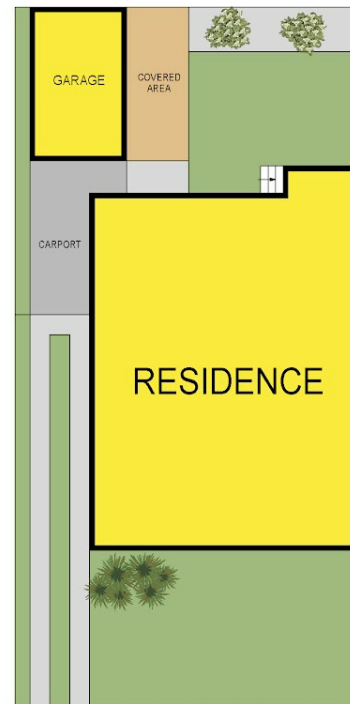
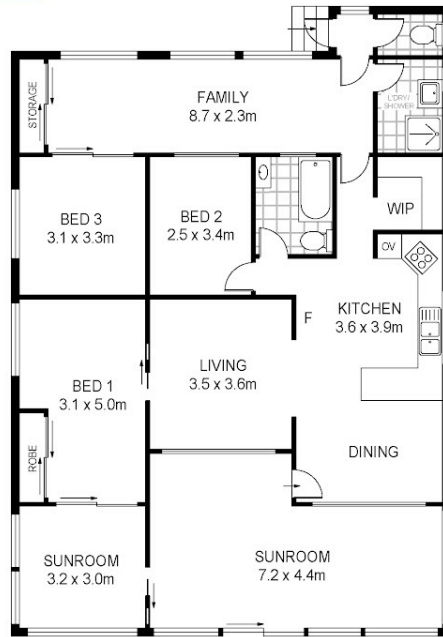
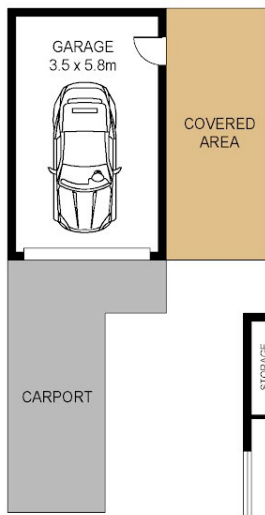
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$780,000**

**OPEN FOR INSPECTION:**  
**N/A**



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3 Sunset Parade  
Chain Valley Bay

0 1 2 3 4 5  
Total Internal Floor Area: 153 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.