



FOR SALE

THE IDEAL COMBINATION OF HOME & WORK LIFESTYLE BALANCE!

Agent video tour now available - 5.36 minutes.

Nestled in the heart of Gwandalan, this beautifully appointed 3-bedroom residence offers the perfect blend of modern comfort, charm and character and peaceful lakeside living all with an ideal and separate home office studio.

Situated on Winbin Crescent, within a short stroll to the water's edge, this property embodies the very essence of what Gwandalan means - a truly restful place.

This thoughtfully designed home features three generous bedrooms, two with built-in wardrobes, complemented by two well-appointed modern bathrooms including an ensuite to the master bedroom. The heart of the home showcases a spacious lounge area, flowing effortlessly out to the undercover entertainment area, perfect for family gatherings and relaxation after a busy day, with a well appointed and modern kitchen providing ample storage and bench space which will please any good cook.

- Modern kitchen complete with dishwasher for effortless entertaining
- Dedicated and separate home office studio, also ideal for guest accommodation
- 2 x Split system air conditioning units ensuring year-round comfort
- 9ft ceilings throughout providing space and balanced climate comfort.
- Solar system providing energy savings all year around.

The property truly shines with its outdoor entertaining credentials. Step outside to discover multiple entertainment zones including a stunning deck and dedicated outdoor entertainment area, all set within a fully fenced yard that provides privacy, security and beautiful manicured gardens for the whole family.

- Practical large shed for all your storage needs
- Solar panels reducing your environmental footprint and energy costs
- 115 square metres of internal living space on a generous 505.9 square metre block
- Storage loft in ceiling providing ample space.

Located in Gwandalan and with a short stroll to the waterfront reserve overlooking part of the largest salt water lake in the southern hemisphere, you'll enjoy the unique privilege of living on a peninsula that extends into the pristine waters of Lake Macquarie. This sought-after location

3 BED | 2 BATH | 1 CAR

PRICE:

Price Guide \$890,000 - \$920,000

OPEN FOR INSPECTION:

May 23 at 11:00am - 11:30am



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Internal Area Approx. : 115m²

Floor and site plans are provided for marketing purposes only. Measurements are approximate and not to scale. Interested persons should rely on their own enquires.

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.