



FOR SALE

EASY LIVING WITH SPACE, PRIVACY & FUTURE POTENTIAL

Set along Manoa Road in Budgewoi, this is one of those homes that just feels right from the moment you walk in. Light-filled, easy to live in, and well maintained, it offers a relaxed coastal lifestyle with space to move, entertain, and enjoy without the fuss.

Inside, the layout is simple and well thought out, with open plan living and dining flowing naturally through to the kitchen and out to the covered deck. The kitchen features stone-look benchtops, a breakfast bar, and quality finishes—creating a space that's both practical and comfortable for everyday living.

Step outside and the home really opens up. The backyard is flat, usable, and private—perfect for weekend entertaining, kids and pets, or simply unwinding in peace and quiet. On rainy days, the covered back deck creates a perfect reading nook vibe, sheltered and comfortable with a relaxing indoor-outdoor feel.

You'll also appreciate the home's smart seasonal design: deciduous fruit trees shade the northern windows in summer, then let warming light in during winter.

The home is also equipped with a 6.64kW Huawei hybrid solar system (battery ready), featuring 16 x 415W panels, 4 optimisers, and a 25-year warranty, installed in December 2022—adding efficiency and long-term energy savings.

The covered deck ties it all together, delivering a seamless indoor-outdoor flow that works all year round.

There's genuine upside here too. With no sewer lines running through the property, it offers flexibility for future improvements including the potential for a granny flat (STCA)—increasing value for both homeowners and investors.

Recent improvements to the yard, driveway, and outdoor areas mean it feels neat, functional, and ready to move straight in.

Enjoy a lifestyle that's hard to beat, with Budgewoi Lake, local beaches, shops, and everyday

3 BED | 2 BATH | 1 CAR

PRICE:
\$830,000

OPEN FOR INSPECTION:
N/A



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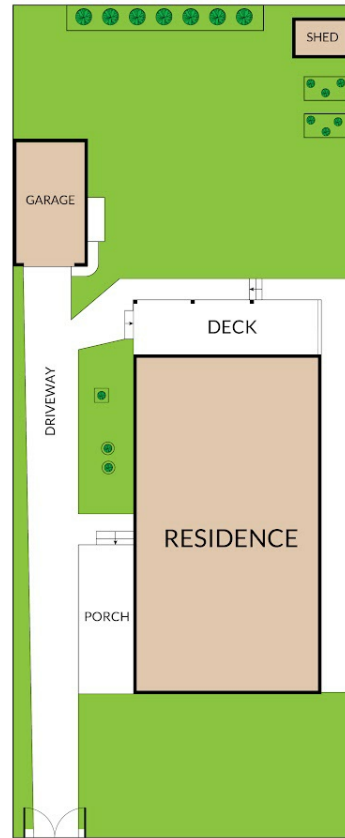
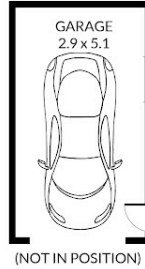
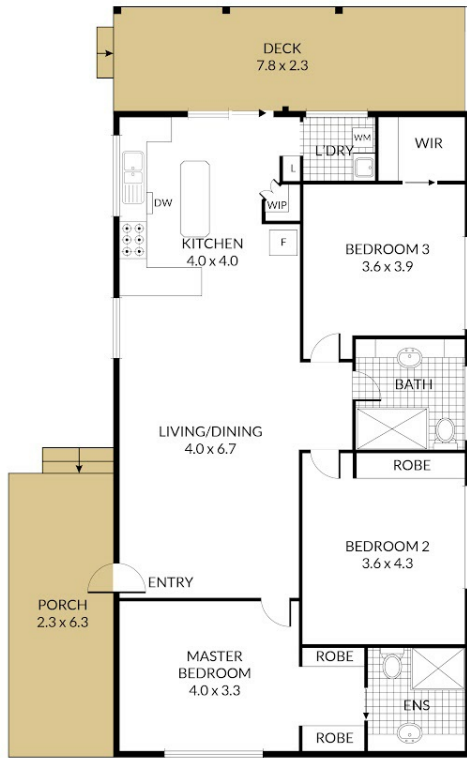
Internal 108m² External 47m² Total 155m²

3 x  2 x  1 x 

43 Manoa Rd, **Budgewoi**



NORTH



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

MCGILL @realty
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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