



FOR SALE

OUTSTANDING VALUE-DUAL LIVING FLEXIBILITY-STEPS FROM BEACH & SHOPS

Positioned in a premier beachside street, this exceptional residence delivers an enviable lifestyle of space, flexibility and resort-style living just minutes stroll from the beach, shopping village, tavern, tennis courts, cafés, swimming lake and parkland reserves.

Set across two expansive levels with approx. 295sqm of internal living plus generous outdoor entertaining, this is a home that effortlessly caters to growing families, multi-generational living, or buyers seeking additional income potential.

Natural light, coastal breezes and quality finishes combine to create a warm and inviting ambience throughout. Multiple oversized living zones provide room for everyone to relax and unwind, while the stylish central kitchen forms the heart of the home, featuring a stone island, glass splashback, freestanding stainless-steel oven with gas cooktop, Smeg dishwasher and servery window to the entertaining area.

Outdoors reveals a private tropical sanctuary complete with a sparkling saltwater pool framed by stone surrounds, lush level lawn, established gardens and Balinese-inspired cabana, the ultimate resort feel escape. The rear patio with retractable blinds and tropical ceiling fan further enhances the seamless indoor-outdoor lifestyle.

A major highlight is the fully self-contained lower-level accommodation with its own external access, spacious bedroom, ensuite, kitchenette with stone benchtop, air conditioning and oversized rumpus/living area. Perfect for extended family, teenagers, guest accommodation or a highly attractive Airbnb opportunity, with the current owner previously generating approx. \$20,000 per annum with minimal effort.

Upstairs, the luxurious parent retreat captures beautiful ocean views and morning sun from its private balcony while offering a walk-in robe with sensor lighting and a stylish ensuite complete with heated towel rail and quality finishes.

Additional features include ducted zoned reverse-cycle air conditioning, coastal-rated ceiling fans, 10kw solar system, rainwater tank, Blackbutt and tiled flooring, louvres for natural ventilation, smart toilets, walk-in linen closet, powder room, huge laundry with WC, secure

4 BED | 3 BATH | 1 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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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.

25 Chepana Street, Lake Cathie

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.