



# FOR SALE

## COASTAL LUXURY JUST FOOTSTEPS FROM THE SAND

Perfectly positioned in one of Lake Macquarie's most tightly held beachside enclaves, this stunning single level residence delivers the ultimate combination of space, quality and relaxed coastal living all just moments from the shoreline of Catherine Hill Bay and Moonee Beach.

Crafted by a quality builder & thoughtfully upgraded throughout, the home showcases soaring 2.6m ceilings, premium finishes and a versatile family friendly layout designed for effortless entertaining.

At the heart of the home lies a beautifully appointed chef's kitchen featuring premium Smeg appliances including a 5 burner gas cooktop, pyrolytic oven and butler's pantry.

Seamless indoor-outdoor living flows to the impressive alfresco area complete with remote Vergola roofing, overlooking the sparkling in-ground resort style pool with waterfall feature and outdoor hot water shower — creating a private oasis perfect for year round entertaining.

Additional premium inclusions include:

- Plantation shutters throughout
- Hybrid flooring
- LED downlights
- Crimsafe security screens to front and sliding doors
- Smart Fanco ceiling fans
- Zoned ducted air conditioning
- Double built-in wardrobes to all bedrooms
- Spacious master retreat with walk-in robe and ensuite
- Open plan living and separate media room + study

Set within a highly sought after coastal pocket, enjoy the luxury of morning beach walks, ocean air and a laid back lifestyle only footsteps from the water.

A rare opportunity to secure a premium beachside home offering quality, comfort and lifestyle in equal measure.

5 BED | 2 BATH | 2 CAR

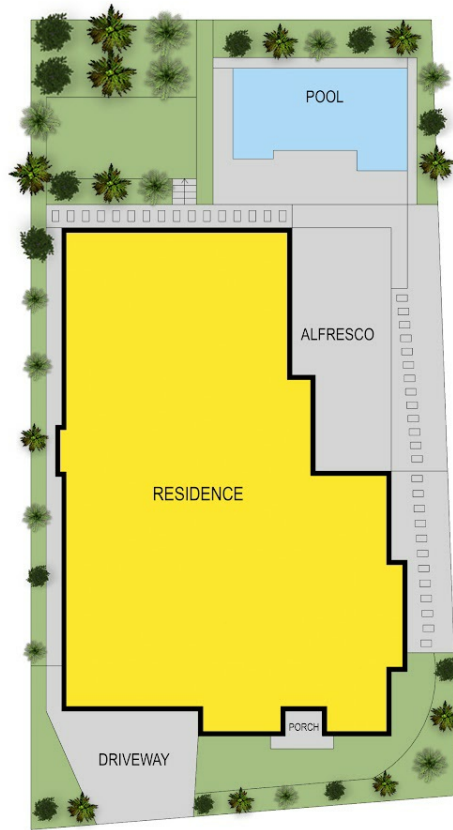
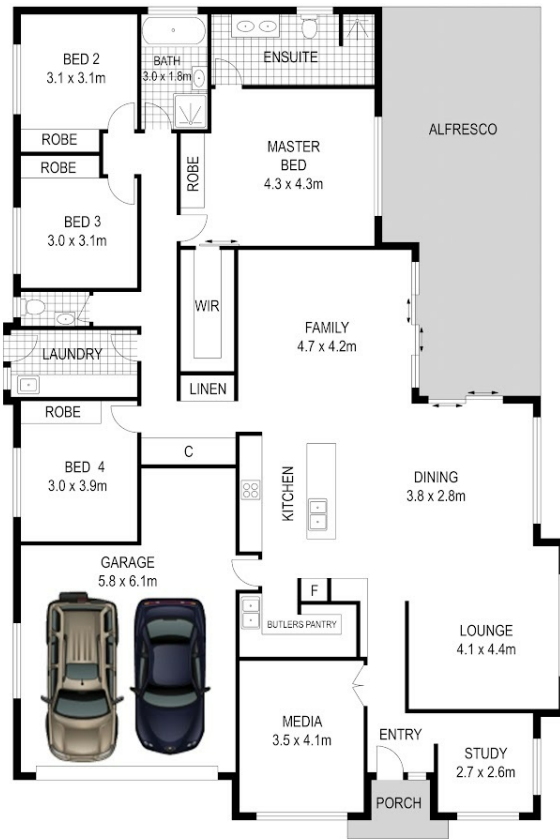
PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
May 23 at 12:00pm - 12:30pm

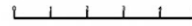


**Brendan James**  
**0422851384**

brendanjames@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



36 Surfside Drive  
Catherine Hill Bay



Total internal Floor Area : 215 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.