

# FOR SALE

## SPACIOUS FAMILY LIVING WITH STUNNING IN GROUND POOL!

### Spacious Family Living with Poolside Entertaining

Welcome to 29 Leumeah Avenue, Chain Valley Bay – a fantastic family home offering generous living, outdoor entertaining and an enviable lifestyle just moments from the shores of Lake Macquarie.

Featuring 3 bedrooms, 1 main bathroom and a single garage with high ceiling and drive through access to workshop, this home has been thoughtfully designed for comfortable everyday living. With two separate living areas, there's plenty of space for growing families, entertaining guests or simply relaxing.

Step outside to your own private backyard oasis, complete with an in ground swimming pool, perfect for cooling off on warm summer days while enjoying time with family and friends.

Ideally positioned just minutes from Lake Macquarie, local boat ramps, parks, schools and everyday conveniences, you'll enjoy easy access to boating, fishing, kayaking and everything this sought after waterside community has to offer.

### Features You'll Love

- \* 3 generous bedrooms
- \* 1 well appointed bathroom
- \* Large lock-up garage + additional workshop/shed
- \* Two separate living areas
- \* In ground swimming pool
- \* Air conditioning + Solar panels
- \* Family friendly floor plan
- \* Close to Lake Macquarie and local boat ramp
- \* Convenient access to shops, schools, local amenities, beaches & M1 Motorway

Whether you're searching for your first home, a family upgrade or a smart investment, this property delivers lifestyle, space and exceptional value in a highly desirable location. Contact

3 BED | 1 BATH | 2 CAR

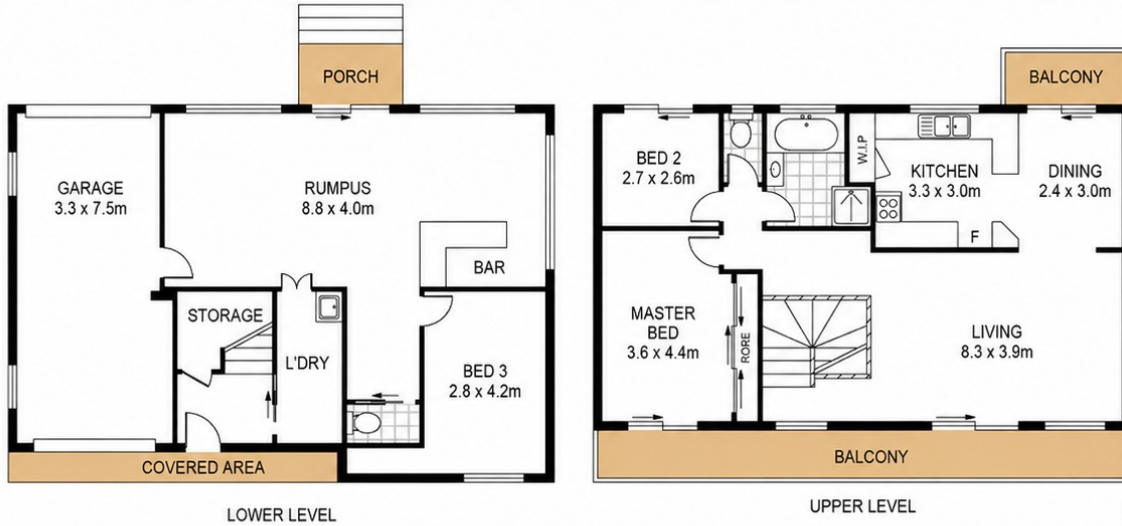
PRICE:  
Price Guide \$799,000

OPEN FOR INSPECTION:  
Jul 4 at 11:40am - 12:10pm



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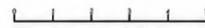


LOWER LEVEL

UPPER LEVEL



29 Leumeah Avenue  
Chain Valley Bay



Total Internal Floor Area: 140 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.