



FOR SALE

EASY CARE VILLA IN GWANDALAN

Affordable, Low-Maintenance Living in a Convenient Lakeside Location

Perfectly positioned in the heart of Gwandalan, this neat and well maintained three bedroom villa offers an outstanding opportunity for first home buyers, downsizers and savvy investors seeking easy-care living just moments from the lake.

Designed for comfort and practicality, the home features three generous bedrooms, a well-appointed bathroom and a functional floorplan that maximises space and natural light. Whether you're looking to move straight in or add to your investment portfolio, this is a property that delivers exceptional value.

Conveniently located just minutes from local shops, schools, parks and the shores of Lake Macquarie, you'll enjoy the relaxed lakeside lifestyle with everyday amenities close at hand.

Property Features:

- * Three spacious bedrooms
- * Well-presented bathroom
- * Functional, low-maintenance layout
- * Ideal for first home buyers, downsizers or investors
- * Close to local shops, schools and public transport
- * Minutes to Lake Macquarie, boat ramps and waterfront reserves
- * Easy-care duplex with excellent lifestyle appeal
- * Current tenant in place

Don't miss your chance to secure an affordable home in one of Gwandalan's most convenient locations. Contact Brendan James today to arrange your inspection.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

3 BED | 1 BATH | 1 CAR

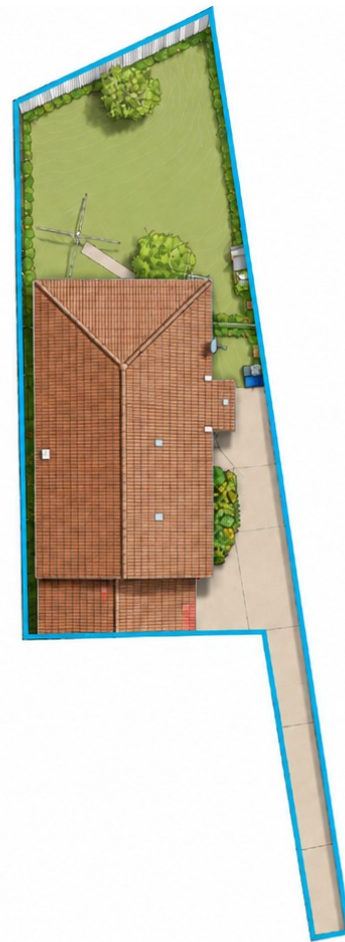
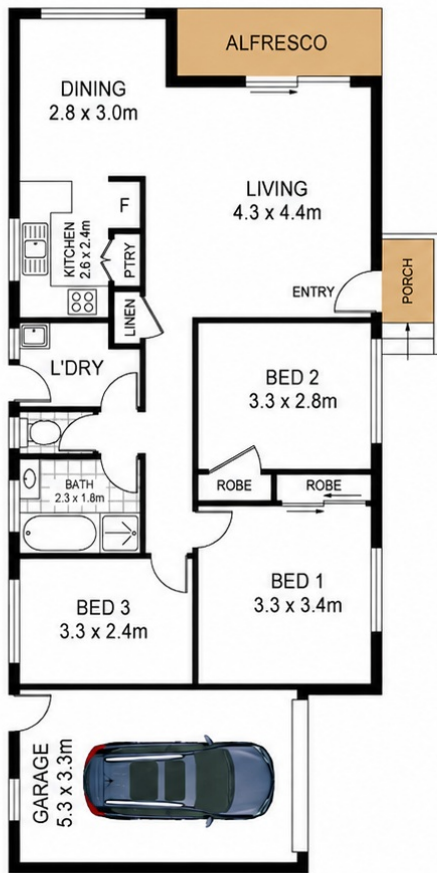
PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



Brendan James
0422851384

brendan@brendanjamesproperty.com.au
brendanjamesproperty.com.au



brendan.james
PROPERTY

2/30 Ulooloo Road
Gwandalan

0 1 2 3 4 5
Total Internal Floor Area: 80 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.

Brendan James
0422851384
brendan@brendanjamesproperty.com.au
brendanjamesproperty.com.au

@realty