



# FOR SALE

## LAKESIDE WOODS LIVING - A LITTLE MORE LAND, A LOT MORE LIFE

Space to spread out, time to slow down, weekends pottering in the yard or throwing in a line down by the water. That's what life looks like in this boutique family friendly estate, and it's only the beginning.

Tucked back among mature trees on a level 2022m<sup>2</sup>, this solidly built, well-maintained home delivers the space, privacy, and freedom to live exactly as you choose.

A broad driveway sweeps beneath the canopy to double garaging, with dual side access catering for a caravan, boat, and trailer. Expansive lawn gives children and pets room to roam, there's scope for a future pool, plus a powered shed at the rear, ideal for a workshop and storing garden equipment.

Double entry doors beneath an arched highlight reveal a generous interior. Lounge and dining accompany a 4th bedroom or office, before deep blue Caesarstone makes its mark in the kitchen, paired with quality appliances and extensive storage including a walk-in pantry. A separate family room adds versatility, with air conditioning across both living zones and the main suite.

Three well-appointed bedrooms occupy their own wing, led by a spacious main with walk-in robe, ensuite complete with spa bath, and outdoor access. A 3-way bathroom including a bath serves the remaining rooms.

Outside, a huge covered patio sets the scene for long lunches and tables full of friends, with an electric louvred roof opening to the sky or closing for shelter.

North-east sunshine pours across the landscape alive with colour and birdlife. King parrots visit among crimson paperbark, grevilleas, and flowering ash. Apple, blood orange, mandarin, and lemon trees add homegrown bounty, while raised beds await the next planting. Solar panels, solar hot water, a licensed bore, and rainwater tank add practical substance.

Just around the corner, follow a bush track beneath the trees and the water appears. Fish, kayak, go prawning or crabbing, explore the bush or head towards the ocean.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

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.

59 Lakeside Way, 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.