



## 16 Macquarie Street, BONNELLS BAY, NSW 2264

### Lakeside Opportunity with R3 Zoning & Endless Potential

Perfectly positioned just moments from the water's edge, this versatile three-bedroom home presents an exceptional opportunity for homeowners and investors alike, combining comfortable modern living with exciting future potential. Showcasing polished timber floors, modern kitchen and bathrooms, and a flexible floorplan designed to adapt to a range of lifestyles, the home is ready to enjoy immediately while offering outstanding scope for further enhancement. With sought-after R3 Medium Density zoning, the property also presents an ideal opportunity to retain the existing home and add a granny flat or explore future investment possibilities in a highly desirable setting.

This property:

- 3 double bedrooms with built in robes
- Kitchen with stone benchtops + high-end stainless appliances
- Air conditioning to Bedrooms & Lounge | Wood burning fireplace
- Open plan living design | Polished timber floors
- Large family bathroom with double vanity

**TYPE:** For Sale

**INTERNET ID:** 124P2612

**SALE DETAILS**

Contact Agent

**CONTACT DETAILS**

**Elders Advantage Group**

2/8 Billbrooke Close  
Cameron Park, NSW  
02 4013 1929

**Ricky Briggs**

0400 312 136

- Internal laundry with additional WC & shower
- Covered outdoor entertainment area
- Fully fenced | grassed yard | shed
- 6.6kw Solar System
- Zoned R3 Medium Density | 16.76m Frontage

The Location:

- Public transport available via Macquarie St x Grand Parade
- Approx 350m to Sparkling Waters Edge of Lake Macquarie | Pendlebury Park & Boat Ramp
- Approx 1.1km to Bonnells Bay Primary | 2.8km to Heritage College
- Approx. 2km to Bonnells Bay Shopping Village

\* Photos taken during previous campaign

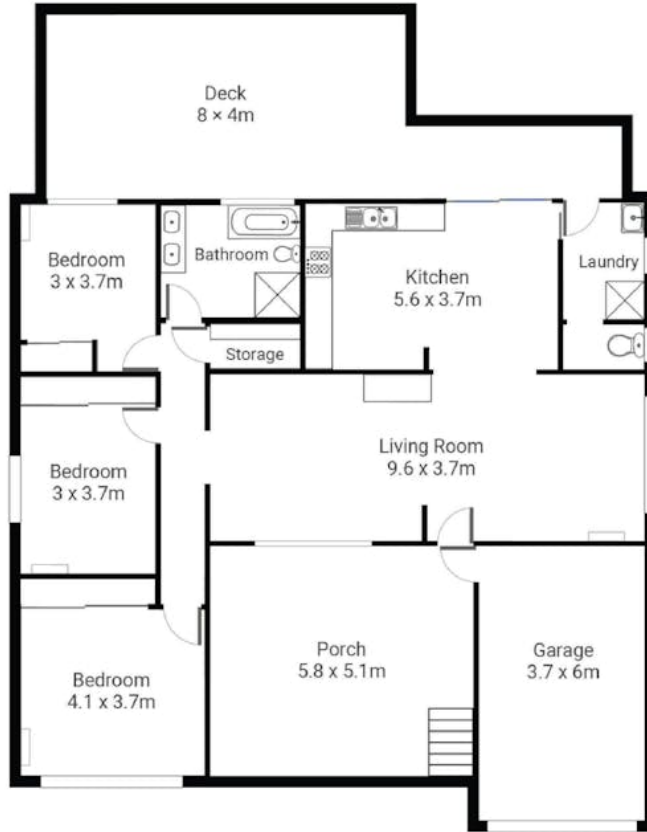
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 670.30 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards









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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



**Advantage Group**