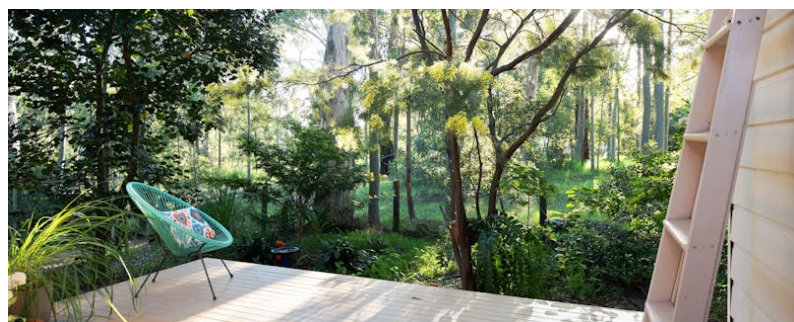




2 Lake Point Way, MURRAYS BEACH, NSW 2281

Architect-Designed Eco Living with a Private North-West Reserve Outlook

Nestled within one of Murrays Beach's most prestigious streets, this architect-designed home offers the perfect blend of eco-friendly living, contemporary comfort and natural tranquillity. Designed to capture its private north-west outlook across the protected Owl Reserve the home embraces a peaceful, low-maintenance lifestyle surrounded by an established native sanctuary. The residents only pool, the local café and the lakeside jetty, are just a short stroll away and all within one of Lake Macquarie's most sought-after lifestyle communities.

Designed for comfort and flexibility, the home offers three bedrooms and two bathrooms, including a private bedroom with ensuite and walk-in wardrobe positioned across a covered deck from the main residence. Perfect as a master suite, guest accommodation, teenage retreat or home office, this versatile space adds to the home's unique appeal. Inside, the open plan kitchen with stone benchtops flows seamlessly to the light-filled living and dining area featuring raked ceilings and skylights. A covered outdoor entertaining area, which overlooks the Owl Reserve, captures beautiful north-west sunsets and provides a perfect platform to view the local flora and fauna. While split system air conditioning, ceiling fans, a single carport, laundry and linen storage complete this exceptional home.

Beyond the home, the Murrays Beach Estate offers an exceptional community lifestyle

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 92P1434

SALE DETAILS

Guide \$1,000,000 to \$1,050,000

CONTACT DETAILS

**Elders Real Estate
Newcastle & Lake
Macquarie**

1/125 Elder Street
LAMBTON, NSW
02 4952 3744

Scott Richardson
0407 432 614

where nature and recreation go hand in hand. Residents enjoy easy access to not only their own pool but also the popular foreshore café and restaurant, scenic bushwalking and cycling trails, the lakeside jetty for fishing plus kayaking and boating on the lake, a children's playground, picnic areas with barbecues, the Village Green and amphitheatre. Surrounded by nature it's a community designed for those who appreciate an active, relaxed and connected way of life.

Close to several well-regarded schools including Swansea Public School (8 mins) and Swansea High School (8 min), Belmont Hospital (17 mins), Swansea Shopping Centre (6 mins), while being an easy drive from the Pacific Highway.

The features of this home are as follows:

- Entry Porch
- 3 Bedrooms (two with built-ins, one with walk-in robe)
- Modern Kitchen
- Lounge Area
- Dining Area
- Main Bathroom with Shower, Vanity & Toilet
- Ensuite with Shower, Vanity & Toilet
- Laundry
- Walk-in Linen
- Covered Entertaining Area
- Carport
- Air Conditioning
- Ceiling Fans
- Water Tank
- 530msq block

Potential Rent - \$880 per week.

Council Rates - \$499.50 per quarter.

Community Levy - \$248.10 per quarter.

This property offers a fantastic opportunity to purchase a home in one of our regions most prestige suburbs.

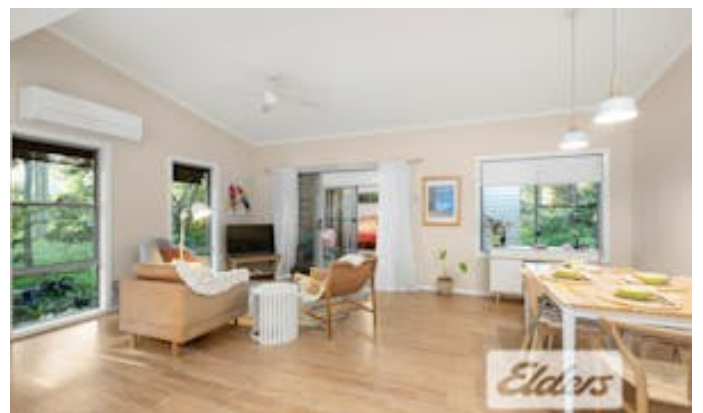
A Contract For Sale, Pest and Building Report and Wallarah Peninsular Community Management Scheme Statement are available for your information.

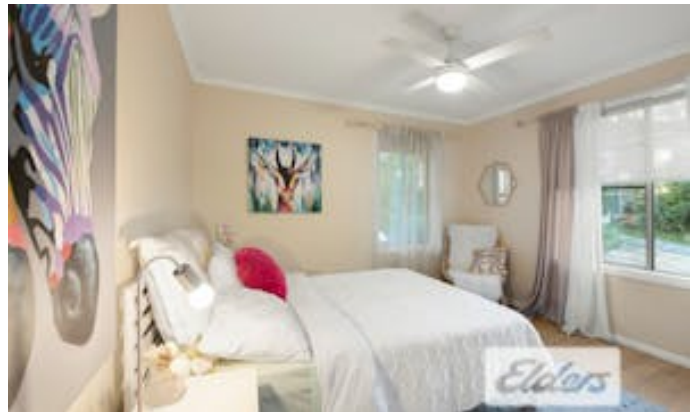
Other features: Bush Retreat

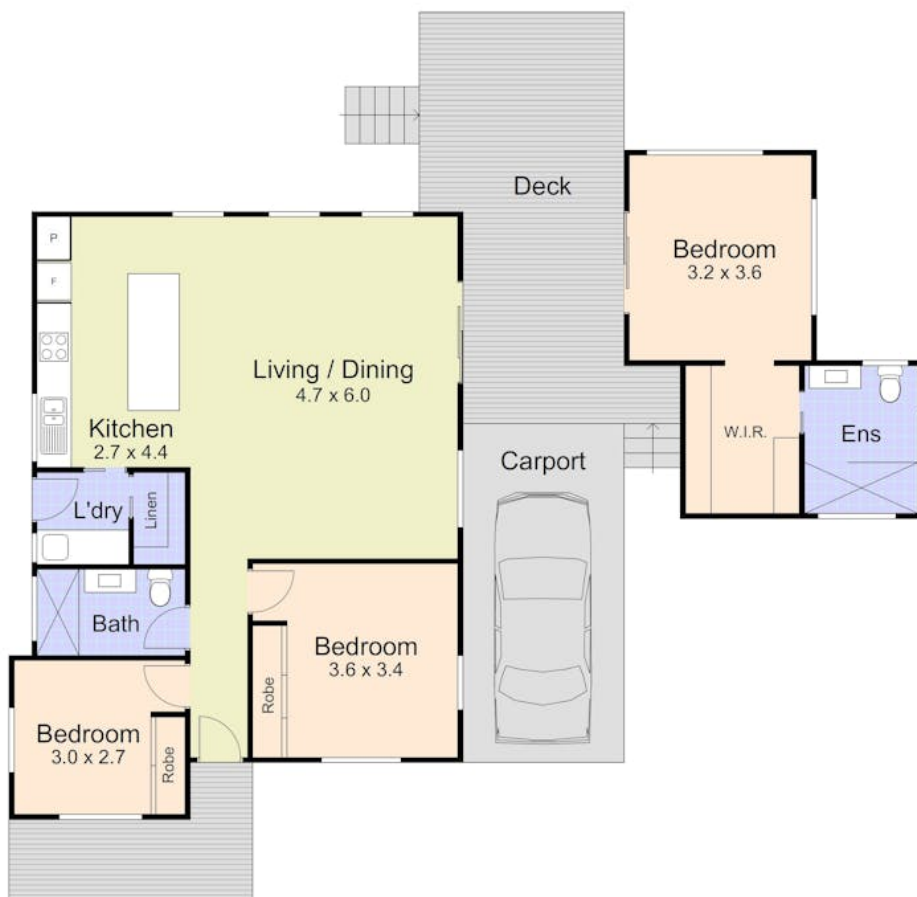
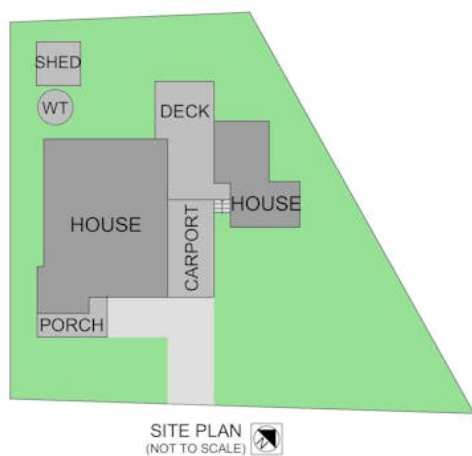
- Land Area 530.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport

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- Ensuite
- Floorboards







2 Lake Point Way, Murrays Beach

House Area Approx: 105m²



Disclaimer for Real Estate Drafting. These plans are to be used for advertising purposes only. Interested persons should rely on their own enquiries.