

11 Glen Avenue, Arcadia Vale

## LAKESIDE CHARM

This perfectly presented lakeside cottage is the ideal downsize, first home or investment. The gorgeous, covered balcony enjoys Easterly Lake views and flows naturally from the internal open plan design, ideal for the modern lifestyle.

The home has been tastefully updated throughout with a new kitchen and bathroom plus the charming character of gorgeous hardwood floors and high ceilings. Set out on a near level, fully fenced block the property offers side vehicle access to shed and a large secure yard ideal for kids and pets.

The home offers the best of the lake lifestyle, with a lovely Easterly lake aspect, natural light, lake breezes and positioned just a stroll to the local park at the water's edge, complete with public jetty and swimming baths.

### PROPERTY HIGHLIGHTS

- Lake views
- Charming cottage
- High ceilings
- New kitchen
- Modern bathroom
- Large covered balcony

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
\$790,000

### AGENTS

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### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800



- Level secure yard
- Side vehicle access to shed
- Hardwood flooring
- Stroll to the lake
- Close to park with jetty and swimming baths
- Local shopping village, schools and restaurants

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	ZBHF7Q
Property Type	House
Land Area	638.6 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Storage
	Water Views

### Lachlan Porter 0435 737 131

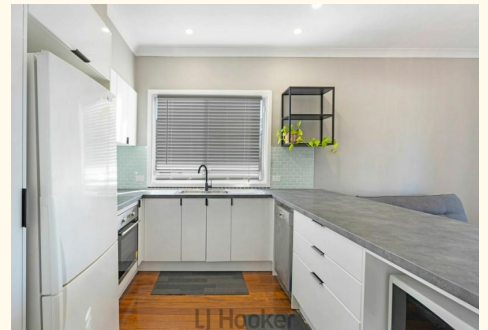
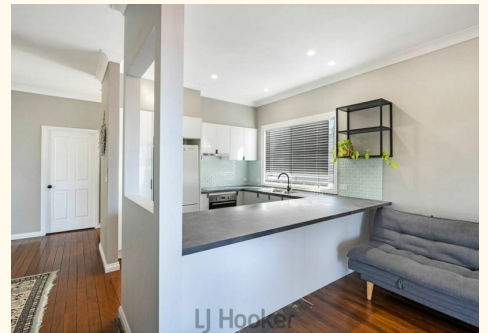
Sales Executive | Independent Contractor |  
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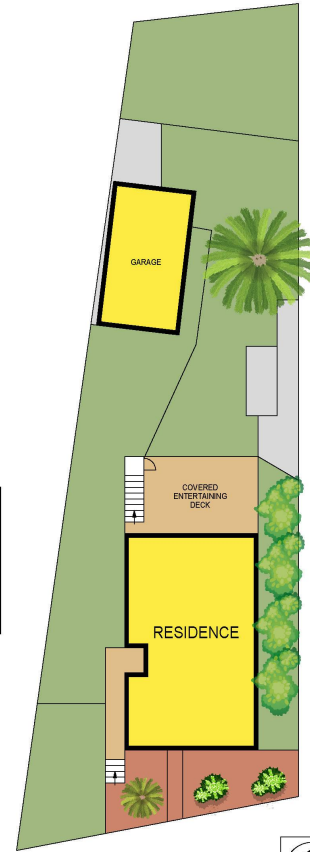
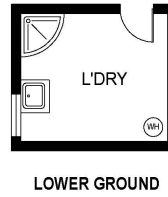
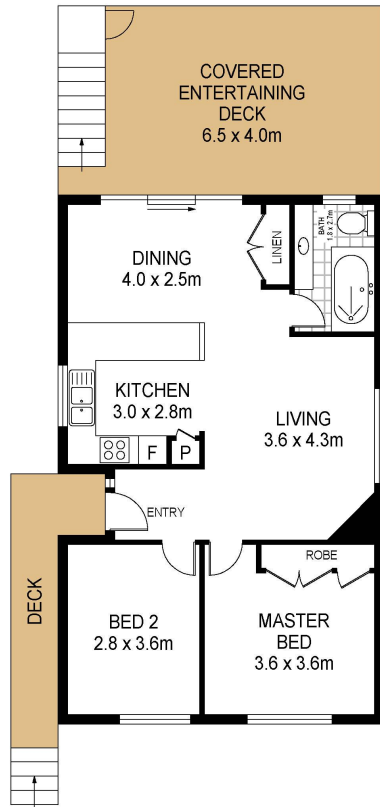
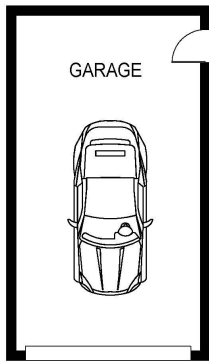
### Telisha Moffat 0481 157 243

Sales Associate to Lachlan Porter | telisha.moffat@ljhooker.com.au

### LJ Hooker Lake Macquarie (02) 4915 3800

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282  
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Total Internal Floor Area: 76 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

