



110 Ilford Avenue, Arcadia Vale

Panoramic Lake Views with Modern Updates

Wake to breathtaking sunrises and enjoy cooling north-east summer breezes from this elevated home, perfectly positioned to capture sweeping panoramic lake views. With direct access to the waterfront via the laneway across the road, every day feels like a holiday, whether it's an early morning paddle, an afternoon swim, or simply soaking up the ever-changing outlook.

Recently refreshed throughout, the home combines contemporary comfort with a relaxed lakeside lifestyle. New flooring, fresh paint, beautifully renovated bathrooms, and a new roof provide peace of mind, while the updated kitchen features a brand-new induction cooktop and oven.

Upstairs, the open-plan living and dining area spills effortlessly onto an expansive north-facing balcony, creating the perfect space to entertain or simply unwind while taking in the spectacular outlook. Downstairs offers additional flexibility with two bedrooms, a bathroom, laundry, and internal access from the garage, making it ideal for guests, teenagers, or multi-generational living.

Just minutes from Wangi Wangi's vibrant village, cafés, shops,

4 2 2

FOR SALE
Buyers Guide $1,099,000

VIEW
By Appointment

AGENTS

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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.

waterfront reserve, and boat ramp, this is a home that delivers an enviable lifestyle in one of Lake Macquarie's most desirable locations.

Property Features
- Panoramic north-facing lake views
- Direct lake access via laneway across the road
- Enjoy cooling north-east summer breezes and stunning sunrises
- Four-bedroom, two-bathroom home over two levels
- Renovated bathrooms
- Freshly painted throughout
- New flooring throughout
- Brand-new roof
- New induction cooktop and oven
- Updated electrical and plumbing throughout including new stormwater drainage
- Plenty of off street parking
- Secure, Private rear courtyard
- Open-plan living and dining with lake views
- Brand-new entertaining deck
- Large north-facing balcony
" Internal access from oversized garage with additional storage
" Five minutes to Wangi Wangi village, cafés and shops
- Moments to boat ramps, parks and walking trails
- 300m to Arcadia Reserve Kids Playground
- Approximately 15 minutes to Toronto and 40 minutes to Newcastle CBD
- Approx. 15 minutes to the M1 Motorway and approx. 80 minutes to Wahroonga

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	ZMCF7Q
Property Type	House
Land Area	564.3 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Dining room
	Fenced Backyard

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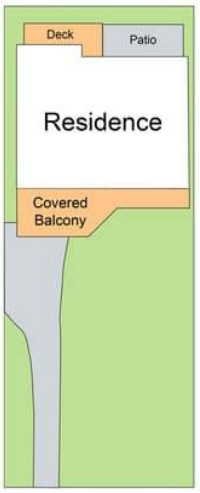
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Ground Floor



First Floor



SITEPLAN (NOT TO SCALE)

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Arcadia Vale

Total Internal Floor Area:151m2

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

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