



## Arcadia Vale, 13 Park Street

THE \* ONE \* WITH \* ROOM \* FOR \* EVERYONE

This spacious family home has been completely renovated throughout so there's nothing to do but kick back and enjoy the view!

- \* Spread across two levels, the versatility of this home suits the needs of the growing family.
- \* The ground floor features a spacious living room opening onto a fantastic undercover entertaining area overlooking the back yard. The large master bedroom features a walk-in robe and stunning ensuite. The second bedroom on this floor is ideal for keeping the younger children close by or could also be an ideal home office space.
- \* Upstairs you'll be amazed by the abundance of natural light with high ceilings, open plan design and large windows and glass doors capturing breath-taking views of Lake Macquarie.
- \* 3 additional bedrooms with built-ins and a family bathroom ensure comfort and convenience on the second floor.



**For Sale**  
\$1,169,000

**View**  
By Appointment

**Contact**  
**Arlene Field**  
0406 623 570  
arlene.field@ljhooker.com.au  
**Wayne Field**  
0404 871 644  
wayne.field@ljhooker.com.au



**Disclaimer:** 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.

**LJ Hooker Wangi Wangi**  
(02) 4975 1644



- \* Newly renovated, the kitchen is fresh and bright, with plenty of cupboard space and is centrally positioned to the dining and living room, making entertaining a breeze.
- \* Enjoy the view and the breeze from the huge upper balcony, whilst watching the kids play in the safety of the fully fenced backyard.
- \* Rear access available through Sylvan Close (\*note, this is not 2 street frontage) allowing you to park extra car or boat at the bottom of the block in a separate fenced area.

Prepare to fall in love! If you're looking for a home that ticks every box, this is it! Call today to arrange your inspection!

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 About this Property

<b>Property ID</b>	4BUH7X
<b>Property Type</b>	House
<b>Land Area</b>	651.3 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Fenced Backyard Rumpus/Family room Verandah Walk-in robe Water Views

### Arlene Field 0406 623 570

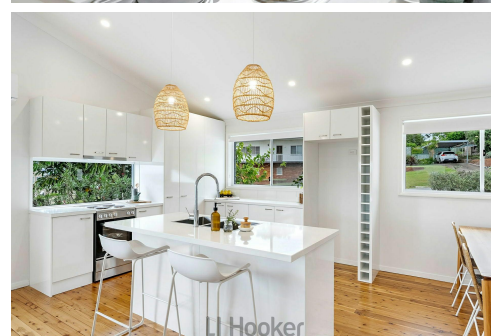
Sales Executive | [arlene.field@ljhooker.com.au](mailto:arlene.field@ljhooker.com.au)

### Wayne Field 0404 871 644

Sales Executive | Independent Contractor | [wayne.field@ljhooker.com.au](mailto:wayne.field@ljhooker.com.au)

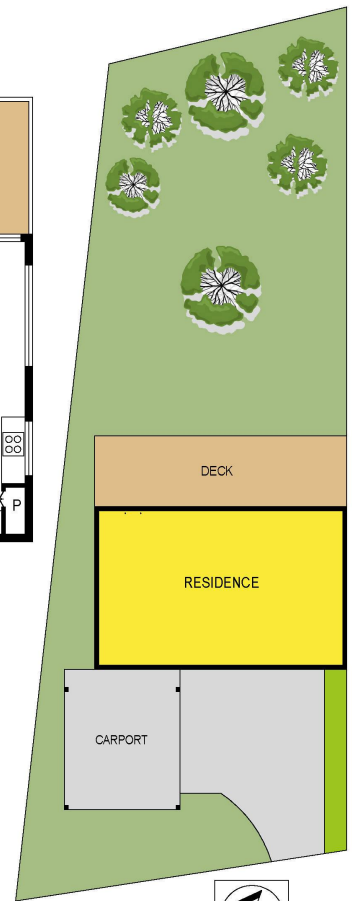
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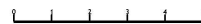


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Total Internal Floor Area: 185 sqm

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.



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