



3 Park Street, Arcadia Vale

## ELEVATED LAKEVIEW LIVING WITH SPACE, STYLE AND SUPERB GARAGING

A spacious split-level home with impressive lake views, multiple living areas and outstanding garaging, set on an elevated 816m<sup>2</sup> block that backs onto reserve. Conveniently positioned just minutes from shops, cafés, schools, parks and the lake's edge, it offers an exceptional lifestyle in a highly sought-after location.

- 3 bedrooms, 2 bathrooms (master with ensuite + WIR)
- Split-level design with two generous living/family areas
- Upper level: large family room flowing to a big balcony, lounge, dining, kitchen, laundry, bathroom with separate toilet, 1 bedroom
- Lower ground: second family room, master suite with ensuite + WIR, plus third bedroom
- Outstanding parking: 2 x double garages (upper & lower) + single carport
- Two spacious decks capturing beautiful lake views
- Fully fenced backyard backing onto reserve
- Split-system A/C, gas heating, bottled gas, solar hot water
- Close to Wangi Wangi shops, cafés, schools, parks, jetty & boat ramps

3 2 2

**FOR SALE**  
\$955,000

### AGENTS

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### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800

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.



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	ZE4F7Q
Property Type	House
Land Area	815.7 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Storage

### Lachlan Porter 0435 737 131

Sales Executive | Independent Contractor |  
lachlan.porter@ljhooker.com.au

### Telisha Moffat 0481 157 243

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

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

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Total Internal Floor Area: 209 sqm (Excluding Garage)

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.

