



41 Beach Road, Balcolyn

## ABSOLUTE WATERFRONT

This absolute waterfront offers Lakeside charm with a lifestyle like no other. Set out on a sprawling 877.4sqm block with over 22.04m of street frontage & 14.195m of water frontage, the opportunities are endless. Whether you enjoy the charming cottage or build new, this north east facing waterfront is irreplaceable.

The property envelope is one with limitless potential, due to the overall size and road frontage the lot is ripe for developing. With potential for an incredible waterfront duplex or dual occupancy subdivision (STCA). Such opportunities are few and far between on the waters edge of Lake Macquarie.

The home is well maintained and ready to enjoy, with a functional design and charming features including high ceilings and cozy fireplace.

### PROPERTY HIGHLIGHTS

- Absolute waterfront
- North east aspect
- Stunning views
- 877.4sqm block
- 22.04m road frontage
- 14.195m water frontage

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**  
\$1,425,000

### AGENTS

Lachlan Porter  
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Telisha Moffat  
0481 157 243  
telisha.moffat@ljhooker.com.au

### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800



- Great development potential
- Charming cottage
- Great natural light
- Level yard
- 1km to local boat ramp & jetty
- Easy access to the M1 for Syd travel
- Close proximity to local schools and shops

(STCA) = Subject to council approval

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	ZBSF7Q
Property Type	House
Land Area	877.4 m2
Including	Toilets (1)

### Lachlan Porter 0435 737 131

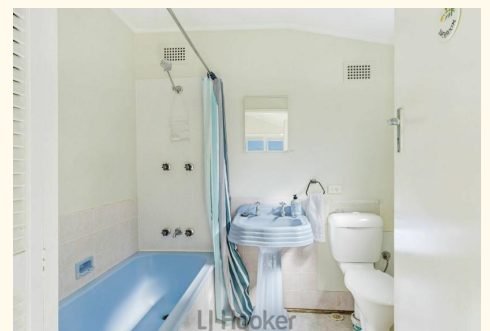
Sales Executive | Independent Contractor |  
lachlan.porter@ljhooker.com.au

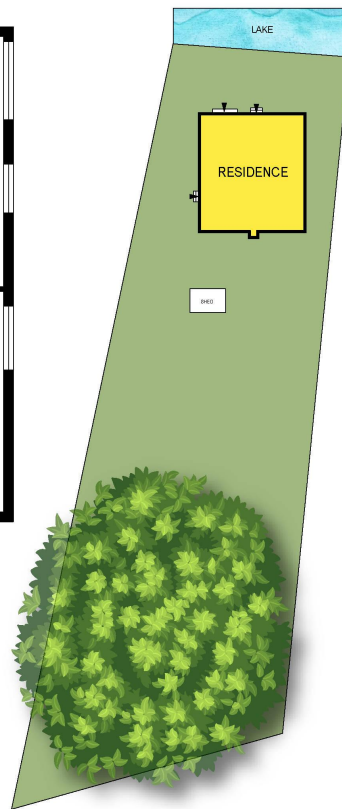
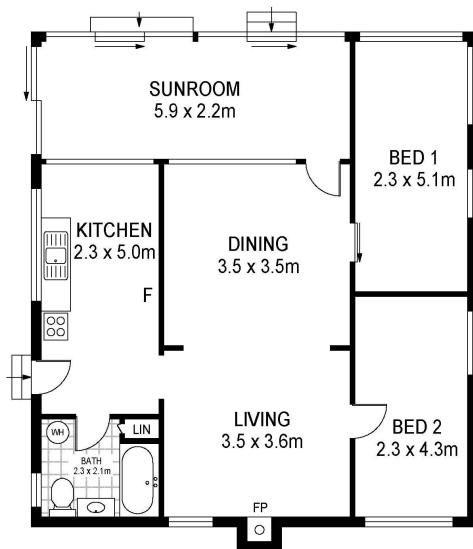
### Telisha Moffat 0481 157 243

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

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

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41 Beach Road  
Balcolyn

0 1 2 3 4 5  
Total Internal Floor Area: 90 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

