



Balmoral, 19 Letchworth Parade

AFFORDABLE DIRECT LAKE ACCESS!

Rarely does the opportunity arise to live with the lake at your doorstep without breaking the bank! This tightly held one owner property has been loved, enjoyed, well maintained and now is time for its next chapter for one lucky buyer.

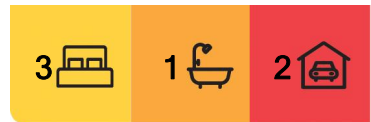
Positioned across the road from Lake Macquarie's "Secret Bay" and Balmoral reserve, you can stroll from your doorstep to the water's edge to kayak, swim, fish or just enjoy the views as you play on the parklands.

The home is impeccably maintained with a functional single level floorplan, tidy kitchen, modern bathroom, patio area and a large double garage with plenty of off-street parking. Offering 3 bedrooms of accommodation, 2 with built ins and lake views this is the perfect start for a young family or even the ideal downsize.

With the owner committed elsewhere, this property will be selling.



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.



For Sale
\$750,000

View
ljhooker.com.au/Z5QF7Q

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LJ Hooker Lake Macquarie
(02) 4915 3800

PROPERTY HIGHLIGHTS

- Direct access to Lake Macquarie and Balmoral reserve
- Lake views
- Near level 695.6sqm block
- 350m to Balmoral boat ramp
- Perfectly presented home
- Modern bathroom
- Tidy kitchen
- Level yard with room for pool
- High ceilings
- Solar
 - Second toilet off laundry
- Large double garage plus extra parking
- Three bedrooms all with built ins
- 280m to Alkington park
- Close to local school and shops

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

Property ID	Z5QF7Q
Property Type	House
Land Area	695.6 m ²
Including	Air Conditioning Toilets (2) Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Dining room Heating Lounge

Lachlan Porter 0435 737 131

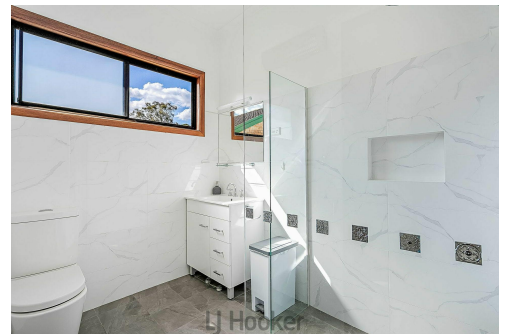
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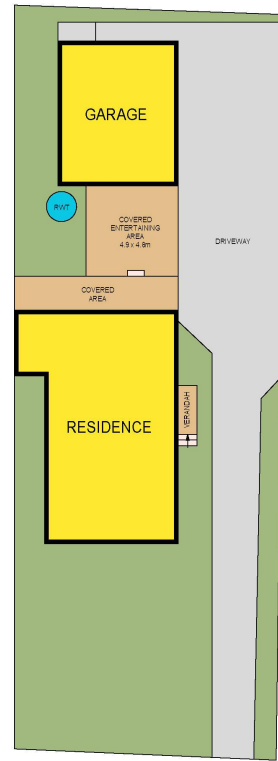
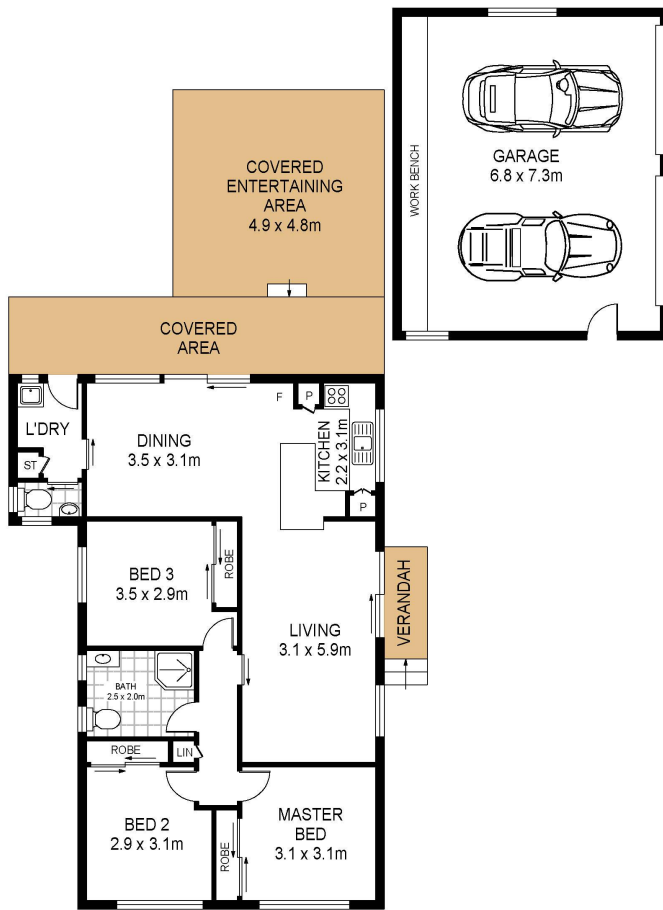
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Balmoral

Total Internal Floor Area: 95 sqm
Garage: 50 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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