



27 The Parade, Belmont

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#### AUCTION

Thu 5th Mar @ 6:00PM

#### VIEW

Sat 21st Feb @ 2:00PM - 2:30PM

#### AGENTS

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#### AGENCY

LJ Hooker Warners Bay

(02) 4915 3800

Positioned in one of Belmont's most tightly held waterfront reserve pockets, 27 The Parade presents a once-in-a-generation opportunity to secure a lifestyle many only dream of. Set directly opposite a pristine sandy beach on Lake Macquarie, this is a home where mornings begin with calm water views and days are spent swimming, picnicking, pulling up your boat or jet ski on the shore, or simply relaxing on the deck as the world drifts by.

Perfectly balanced between tranquility and convenience, the home enjoys a peaceful setting away from the bustle of central Belmont yet remains just a short walk to the 16ft Sailing Club, cafés, parks, baths and the shopping precinct. Properties of this calibre and position are rarely offered, making this an opportunity to live on what is truly a sailor's paradise - Lake Macquarie - not to be missed.

#### Lower Level

- Large triple car garage, or double garage with workshop space, automatic doors and internal access
- Spacious rumpus room flowing to an outdoor living area

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**

- Fourth bedroom with built-in robe
- Third bathroom with shower, vanity and toilet
- Ideal layout for a teenage retreat, guest accommodation, or self-contained granny flat style living

#### Upper Level

- Stunning open-plan living, kitchen and dining area opening onto the front concrete deck with uninterrupted Lake Macquarie views
- Vaulted ceilings, expansive windows, spotted gum timber flooring, ceiling fans and air conditioning enhance the sense of light and space
- Modern timber kitchen with a mix of electric and gas cooking, generous storage and ample bench space
- Bedrooms two and three with built-in robes and ceiling fans
- Main bathroom with shower, bath, vanity and separate w/c
- Family room opening to a sun-drenched rear deck, ideal as a parents' retreat
- Master bedroom with rear deck access, ceiling fan, walk-in robe and private ensuite featuring shower, vanity and toilet

#### Additional Features

- Alarm system
- Ducted vacuum system
- LPG gas connection
- Garden shed
- Kids' cubby house

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	Z6AHN8
Property Type	House
Land Area	448.9 m <sup>2</sup>
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Alarm
	Courtyard
	Dishwasher
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Dining room
	Lounge



**Michael Velkovski 0414 332 000**

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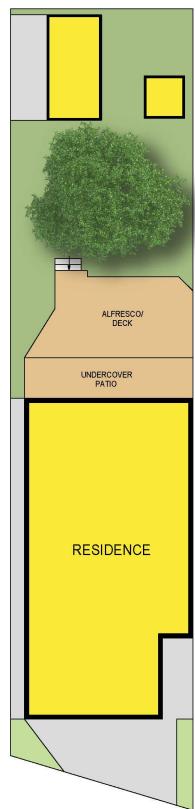
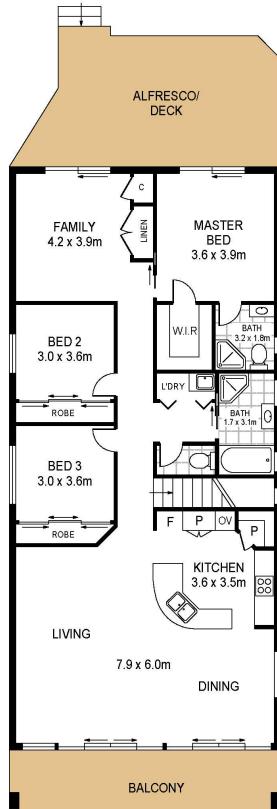
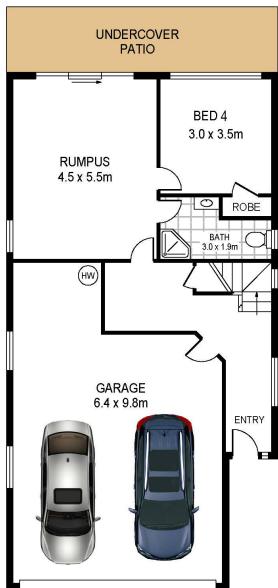
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27 The Parade  
Belmont

Total Internal Floor Area: 252 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.

