



289 Lakedge Avenue, Berkeley Vale

Masterpiece by the Lake!

Nestled on a prized waterfront reserve, this 8 year old single-level Tullipan Built residence captures the essence of effortless coastal living. Flooded with natural light from morning to evening, the home feels warm, inviting and deeply connected to its serene waterside setting.

Contemporary architecture and generous proportions create an immediate sense of space and calm, while the refined finishes and meticulous attention to detail will delight even the most discerning buyer. Step inside to an ultra-sleek open-plan living domain centred around a striking granite kitchen. Equipped with quality stainless steel appliances and thoughtfully designed for both everyday ease and entertaining, the kitchen flows seamlessly into the living and dining zones. The main bathroom impresses with feature subway tiling and a freestanding bath that invites long, relaxing soaks. The master suite offers true retreat status, complete with wall-to-wall built-in wardrobes and a modern ensuite.

Three further generous bedrooms provide flexible accommodation, complemented by a large study that can easily serve as a fifth bedroom. Practical touches abound: 23kw solar with a 45kw battery, ducted air conditioning throughout, an internal laundry, abundant storage, NBN-ready connectivity, gas hot water and a secure sliding

5 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

front gate for added peace of mind.

Outside, the low-maintenance, fully fenced yard opens directly onto the waterfront, delivering an enviable lifestyle of morning coffee by the water and evening gatherings under the covered entertaining area with panoramic water views. A double remote-access garage with internal entry, plus additional off-street parking, completes the package of convenience.

Location is second to none. Just metres from the coast's premier bike track and only 60 minutes from Sydney, this is an opportunity to embrace a relaxed waterfront lifestyle without sacrificing accessibility. A rare combination of near-new quality, expansive indoor-outdoor living and direct waterfront access – ready for you to call it home!

View: By appointment.

Agency: LJ Hooker Berkeley Vale

Agents: Volkan Akintetik & Reece Caira

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MORE DETAILS

Property ID	6ZJ25
Property Type	House
Land Area	696 m2

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