

## Brightwaters, 1 Buttaba Road

Luxury lakeside Hamptons home

No expense has been spared in the meticulous renovation of this stunning lakeside home positioned on a sprawling sun-drenched corner block overlooking Lake Macquarie.

This heavenly Hamptons-style retreat exudes luxury and a year-round holiday vibe with its breezy, light-filled interiors, a resort-style pool, outdoor entertaining zones aplenty and spectacular water views.

Inside, soaring raked ceilings, an expansive open-plan living area, custom-designed entertainers' kitchen, generous bedrooms and luxurious bathrooms give the home a sense of grandeur, while bespoke touches like the custom joinery and artisan stonework elevate the Hamptons aesthetic even further.

The magic continues outside where you are greeted by a gable roof, huge wraparound blackbutt timber deck, stunning 3m x 6m swimming pool, and architecturally landscaped



**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.

**SOLD**

4 

4 

2 

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1GRFGC1](https://ljhooker.com.au/1GRFGC1)

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**LJ Hooker Terrigal**  
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gardens featuring custom stonework and paving.

Currently earning \$140,000+ p.a. as an Airbnb, this home would make a fantastic investment property or equally fabulous forever home. Paradise awaits at this waterfront retreat.

#### Key features

- Large 858 sqm corner block directly across the road from lake and waterfront reserve
- 4 bedrooms two with their own bathrooms with two separate bathrooms servicing the other bedrooms featuring high-end fixtures and custom-made vanities by local furniture maker Loughlin Furniture
- Expansive open-plan kitchen, living and dining with gable window and custom stone fireplace opens onto covered entertainer's deck overlooking the lake
- Custom-designed Hamptons kitchen boasts a butler's pantry, large island bench, stone benchtops, herringbone tile splashback, gas cooktop and bi-fold window that opens onto the deck
- Stunning lake views from multiple living areas and rooms
- Sheer curtains throughout allow for an abundance of natural light with block out blinds for added protection and privacy
- Ducted aircon upstairs (two separate zones), split-system aircon downstairs and ceiling fans throughout
- 10KW solar system, integrated CCTV system, NBN connected
- Fully-fenced property with two separate driveways and electric front gate for added security
- Saltwater swimming pool with electric heat pump
- Architectural landscaped gardens with mature palms scattered over the property and a large level lawn area great for kids and pets
- Direct access to waterfront reserve just across the road

## More About this Property

<b>Property ID</b>	1GRFGC1
<b>Property Type</b>	House
<b>Land Area</b>	857.7 m2

#### Matthew Farrugia 0403 661 499

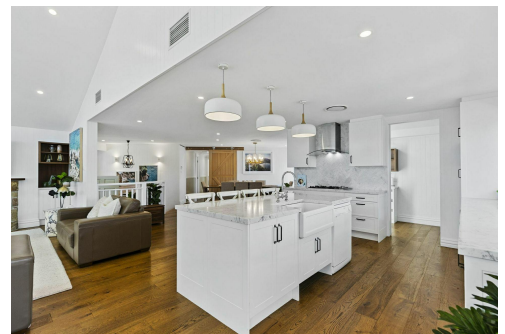
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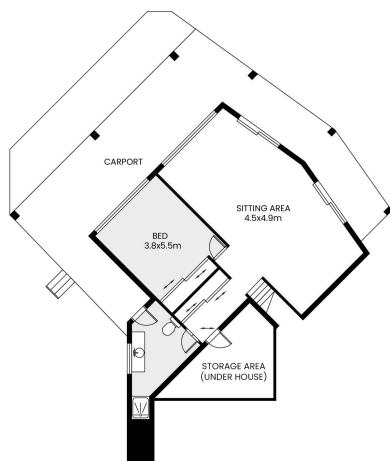
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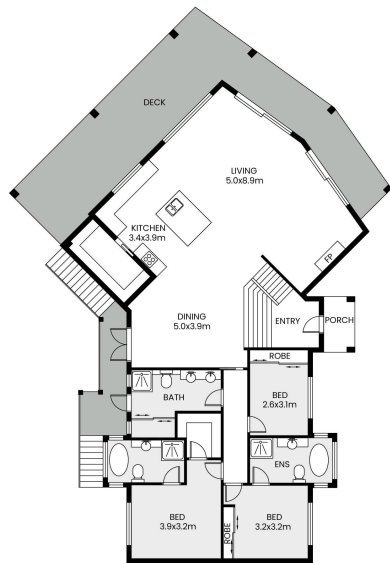
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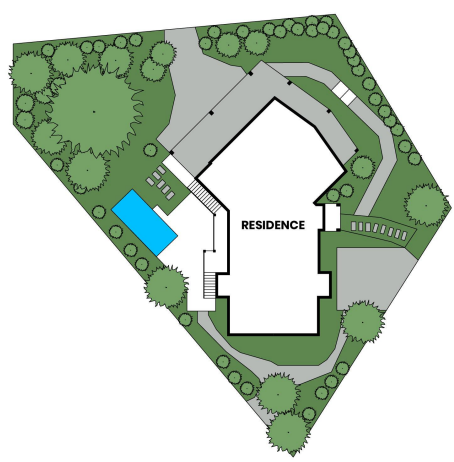
# 1 Buttaba Road Brightwaters



GROUND FLOOR



FIRST FLOOR



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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