



10 Ilford Avenue, Buttaba

## EAST FACING LAKE PANORAMA

Fully renovated throughout with stunning easterly lake views, this home is full of natural light and adream to live in. With the vendors committed elsewhere, this home will be sold!

The open floorplan boasts multiple sitting and dining areas that flow effortlessly from indoor living, all enjoying the stunning lake views. Fully modernised with all the hard work done, just move in and enjoy this fantastic Lake Macquarie home. Situated just 150m from direct lake access via Wrexham Circler, ideal for a stroll along the water or to launch a kayak.

The property offers a low maintenance lifestyle with a single level floorplan, plenty of off-street parking and a large workshop, which was once a double garage, easily converted back to garaging if need be.

### PROPERTY HIGHLIGHTS

- Stunning lake views
- East aspect for morning sun and breezes
- Single level floorplan
- Fully renovated throughout
- Modern kitchen

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**  
\$995,000

### AGENTS

Lachlan Porter  
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lachlan.porter@ljhooker.com.au

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

### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800

LJ Hooker

- Two new bathrooms
- Open plan design
- Front and rear balcony's
- Huge workshop (once a double garage, can be converted back)
- Ample off street parking
- Solar
- 150m to direct lake access via Wrexham circler
- Close proximity to local shopping villages in Wangi & Rathmines

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	ZD5F7Q
Property Type	House
Land Area	569.1 m2
Including	Study
	Air Conditioning
	Toilets (3)
	Courtyard
	Dishwasher
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Combustion Fire
	Dining room

### Lachlan Porter 0435 737 131

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

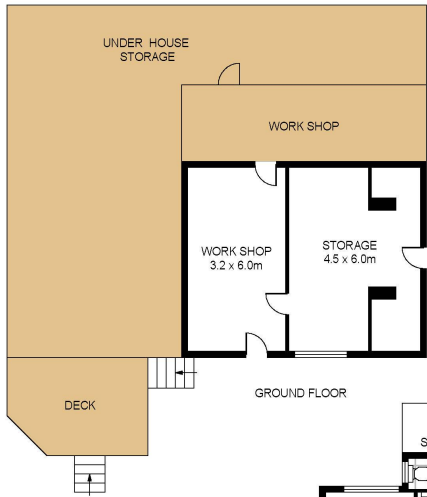
### Telisha Moffat 0481 157 243

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

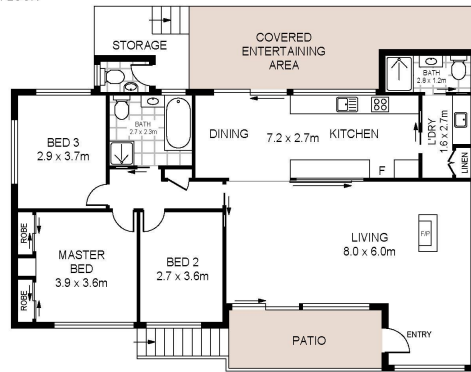
### LJ Hooker Lake Macquarie (02) 4915 3800

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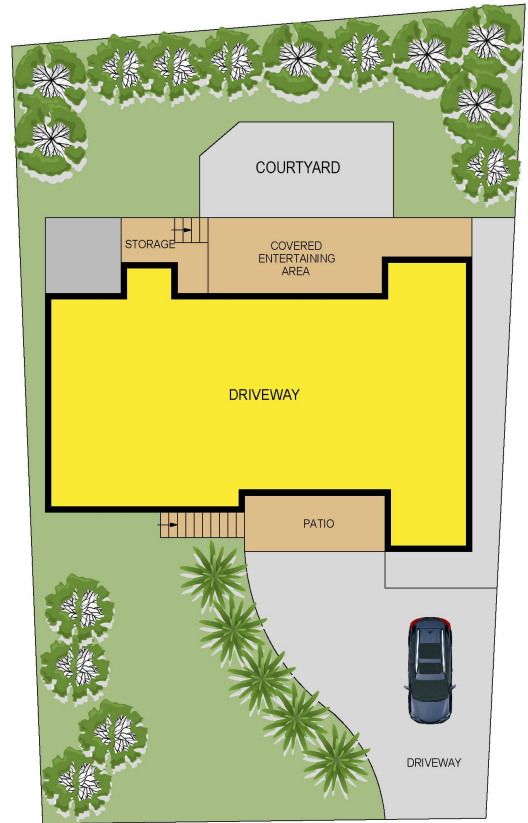




GROUND FLOOR



FIRST FLOOR



10 Ilford Avenue  
Buttaba



Total Internal Floor Area: 115 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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