



32 The Quarterdeck, Carey Bay

## Elevated Family Living with Lake Views & Timeless Character

Positioned at the end of a peaceful cul-de-sac and surrounded by established greenery, this beautifully maintained home delivers a rare sense of privacy while capturing tranquil lake views from its elevated position. Warm, welcoming and full of character, it's a home that effortlessly blends architectural design with everyday comfort.

Raked timber ceilings, exposed beams and rich Blackbutt hardwood floors create an inviting atmosphere, while walls of glass flood the interiors with natural light and frame the leafy outlook. At the heart of the home, the renovated kitchen is designed for effortless entertaining, complete with quality appliances, a plumbed-in fridge and seamless connection to the dining area and expansive covered deck, where you'll spend countless afternoons enjoying the peaceful surrounds and lake vistas.

Designed with flexibility in mind, the upper level offers generous open-plan living, three bedrooms and two renovated bathrooms, while the lower level provides a fourth bedroom with ensuite, ideal as guest accommodation, a teenage retreat, home office or studio. A cosy combustion fireplace, central ducted air conditioning ensure year-round comfort and practicality, while the oversized garage, wine cellar

4 3 2

### FOR SALE

Buyers Guide \$1,250,000

### VIEW

Sat 26th Sep @ 2:15PM - 2:45PM

### AGENTS

Lachlan Porter

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Maya O'Brien

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### AGENCY

LJ Hooker Lake Macquarie

(02) 4915 3800

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Interested parties must rely solely on their own enquiries.



and extensive storage complete the package.

Tucked away in one of Carey Bay's most tightly held pockets, yet only moments from the waterfront, local cafés, schools and Toronto's vibrant shopping precinct, this is a home that offers the perfect balance of serenity, convenience and timeless appeal.

#### Property Features:

- Elevated architect-designed residence with lake views and exceptional privacy
- Quiet cul-de-sac position with no immediate neighbours
- Four bedrooms, three renovated bathrooms and flexible dual-level layout
- Warm, inviting interiors with raked ceilings, exposed timber beams and Blackbutt hardwood flooring
- Renovated kitchen with stone benchtops, quality appliances and plumbed-in refrigerator
- Expansive covered entertaining deck overlooking the treetops and lake
- Combustion fireplace plus zoned central ducted air conditioning
- NBN Fibre to the Premises and three-phase power to workshop
- Oversized double garage, wine cellar and extensive under-house storage
- " Fully fenced grounds with beautifully established gardens
- " Approximately 900m to Carey Bay shops and waterfront, with Toronto's cafés, restaurants, schools and shopping just minutes away

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   | ZMAF7Q             |
| Property Type | House              |
| Land Area     | 779.2 m2           |
| Including     | Ensuite            |
|               | Air Conditioning   |
|               | Toilets (3)        |
|               | Dishwasher         |
|               | Built-in-Robes     |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |
|               | Combustion Fire    |
|               | Dining room        |
|               | Fenced Backyard    |

#### Lachlan Porter 0435 737 131

Sales Executive | Independent Contractor |  
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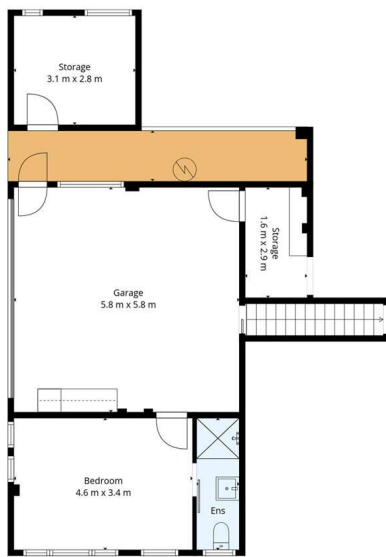
#### Maya O'Brien 0423 962 399

Sales Associate to Lachlan Porter | maya.obrien@ljhooker.com.au

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

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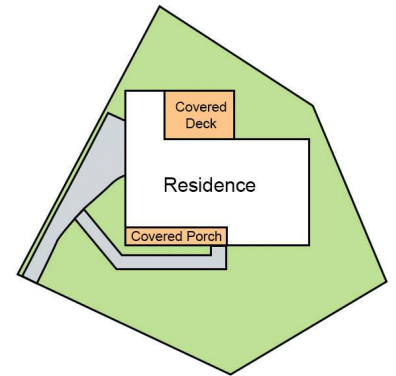




Ground Floor



First Floor



SITEPLAN (NOT TO SCALE)

**LJ Hooker** 32 The Quarter Deck,  
Carey Bay



Total Internal Floor Area: 218m<sup>2</sup>

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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**LJ Hooker**