



91 Excelsior Parade, Carey Bay

ABSOLUTE WATERFRONT

A premier absolute waterfront, proudly positioned in Carey Bay on a sprawling 1785sqm block. Waterfronts with these boating facilities, aspect, land and location are scarce and rarely come to market. Now is your opportunity to call this one of a kind waterfront home.

The Water facilities are one of a kind and resemble that of your own private marina. Offering approximately 60m of waterfrontage, berthing area, slipway and viewing deck. This facility allows you to launch your boat and tie it up in full protection from all winds.

The home is modernised throughout and offers as highly functional open plan design with incredible flow to outdoor entertaining. The stunning coastal finishes are the perfect fit for this waterfront dream home.

The level 1785sqm block is beautifully landscaped, fenced and offers large lawn areas for the kids and pets and shedding for your toys! STCA you have the space and potential for a secondary dwelling or more shedding.

PROPERTY HIGHLIGHTS

- Absolute waterfront
- Approx 60m of waterfrontage (Lake and creek access)

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.

4 2 4

FOR SALE
\$2,325,000

AGENTS

Lachlan Porter
0435 737 131
lachlan.porter@ljhooker.com.au

Callan O'Reilly
0412 168 303
callan.oreilly@ljhooker.com.au

AGENCY

LJ Hooker Lake Macquarie
(02) 4915 3800

LJ Hooker

- Level 1785sqm block
- Protected slipway
- Gorgeous lake views
- North east aspect
- Modernised throughout
- Stunning kitchen
- Open plan design
- Primary bedroom with ensuite and views
- Whole house water filtration
- Incredible outdoor entertaining
- Full width balcony
- Multiple living areas
- Landscaped gardens and lawns
- Two large sheds, ample room for cars and toys
- Air conditioning and ceiling fans
- Potential for second dwelling (STCA)
- Close proximity to Toronto Foreshore

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.s

MORE DETAILS

Property ID	ZEJF7Q
Property Type	House
Land Area	1758 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Dishwasher
	Built-in-Robes
	Boatshed/slipway
	Close to Schools
	Close to Shops
	Close to Transport
	Lounge
	Rumpus/Family room

Lachlan Porter 0435 737 131

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

Callan O'Reilly 0412 168 303

Sales Executive | callan.oreilly@ljhooker.com.au

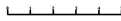
LJ Hooker Lake Macquarie (02) 4915 3800

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282
lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au





91 Excelsior Parade
Carey Bay



Total Internal Floor Area: 198 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.

