






12 Tarwhine Avenue, Chain Valley Bay

4  2  2 

## Its got soul, space + the lake!

The charm is undeniable &mdash; a classic white picket fence, wraparound veranda, & timeless cottage appeal set the tone for what's inside. This is a home with soul &mdash; the kind that instantly feels welcoming.

Positioned in a quiet street just moments from the water, local shops, & everyday essentials, you'll enjoy relaxed living while still being conveniently connected.

Open-plan living & an upgraded kitchen create a central hub for comfort & connection, complete with a cosy combustion fireplace, split system air conditioning, & the added benefit of solar panels for energy efficiency. This flows seamlessly to a full covered deck &mdash; perfect for entertaining or unwinding while overlooking the backyard.

Offering 4 bedrooms & 2 bathrooms, the layout is practical & flexible.

A standout feature is the fantastic side access, along with a long driveway providing ample space for multiple vehicles, boats, caravans, or trailers. With a lock-up garage, carport, & additional shedding, there's plenty of room for all the toys.

Just moments to Lake Macquarie, enjoy boating, fishing, & waterfront

**FOR SALE**  
Just Listed

**VIEW**  
By Appointment

**AGENTS**  
Kimberly Bell  
0410 437 031  
kbell.budgewoi@ljhooker.com.au

**AGENCY**  
LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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.

 **LJ Hooker**

living at your doorstep.

Whether you're looking to move straight in, invest, or add value over time, this is an opportunity packed with potential.

- 4 bedrooms, all with built-in robes
- 2 bathrooms including ensuite to rear bedroom
- Open-plan living
- Covered entertaining deck
- Low-maintenance backyard with future potential
- Combustion fireplace + Air-conditioning + Solar panels
- Fantastic side access for boats, caravans, or trailers
- Long driveway with ample off-street parking
- Lock-up garage, carport & additional rear shedding
- Quiet street just moments to Lake Macquarie

**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | NM5HPC               |
| Property Type | House                |
| Land Area     | 600 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (2)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Solar Panels         |

**Kimberly Bell 0410 437 031**

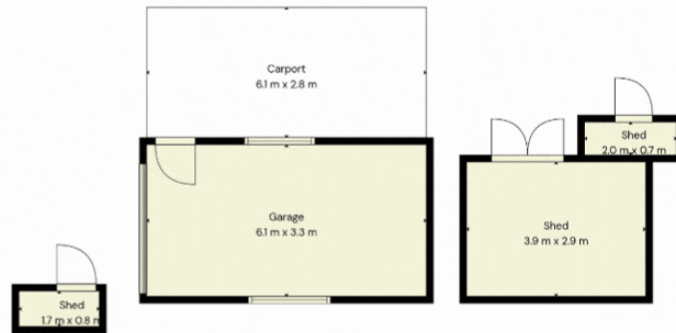
Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

**LJ Hooker Budgewoi | Toukley (02) 4390 5555**

85-87 Scenic Drive, BUDGEWOI NSW 2262

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## FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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