

13A E K Avenue, Charlestown

ENTERTAINERS HAVEN

Have you been looking for that rare combination of a home that delivers a serene bushland outlook, four car garaging, a carport for your caravan and boat, indoor and outdoor entertaining areas and a sparkling inground pool on a generous block of land?

This is it!

A private entertainer's paradise designed for families, retirees, car and caravan enthusiasts and tradies alike.

This Charlestown retreat blends lifestyle luxury with practical living.

With seamless indoor and outdoor flow, light-filled interiors, expansive garaging and workshop facilities, and the charm of kookaburras greeting you on the deck early morning.

This is a home where children can play, grandchildren can visit, and adults can entertain, relax or tinker in style.

Key Features:

- Private battle-axe block of 1,189sqm with 147sqm residence
- Three spacious bedrooms, all with built-ins
- Master suite with walk-in robe, ensuite and pool outlook

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.

3 2 6

FOR SALE
\$1,320,000

AGENTS

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AGENCY

LJ Hooker Warners Bay
(02) 4915 3800

LJ Hooker

- 7 x 4m pool with waterfall and slide framed by palms and gardens
 - Covered entertainer's deck with waterproof under-deck storage and evening lighting
 - Built-in speaker system throughout, perfect for gatherings and entertaining
 - Open plan living and dining with timber-look floors, raftered ceilings and abundant natural light
 - Gourmet gas kitchen with quality appliances and generous bench space
 - Two bathrooms including updated ensuite with stylish finishes
 - Large laundry with external access and practical storage
 - Expansive garaging and workshop facilities including four-car garage, carport, fully rewired workshop with independent circuit board, shedding and plentiful power points, ideal for trades people or car enthusiasts
 - 6.93kW solar energy system, ducted reverse cycle air conditioning and in-floor vacuuming
 - Fully wired home for peace of mind and efficiency
 - Flat lawns, cubby house and landscaped gardens, fully fenced for children, grandchildren and pets
- " Central to Charlestown Square, local schools, childcare, Warners Bay cafés and Lake Macquarie's beaches



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	YW4HN8
Property Type	House
Land Area	1189 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	3 Phase Power
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

John Church 0414 294 944

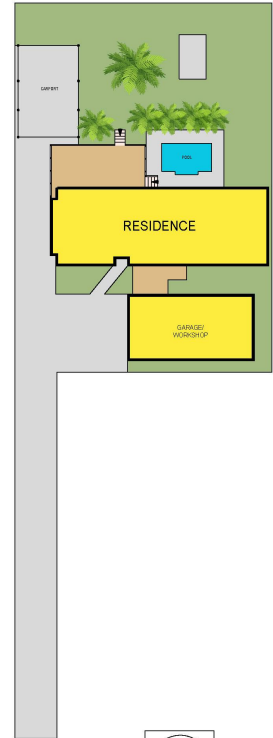
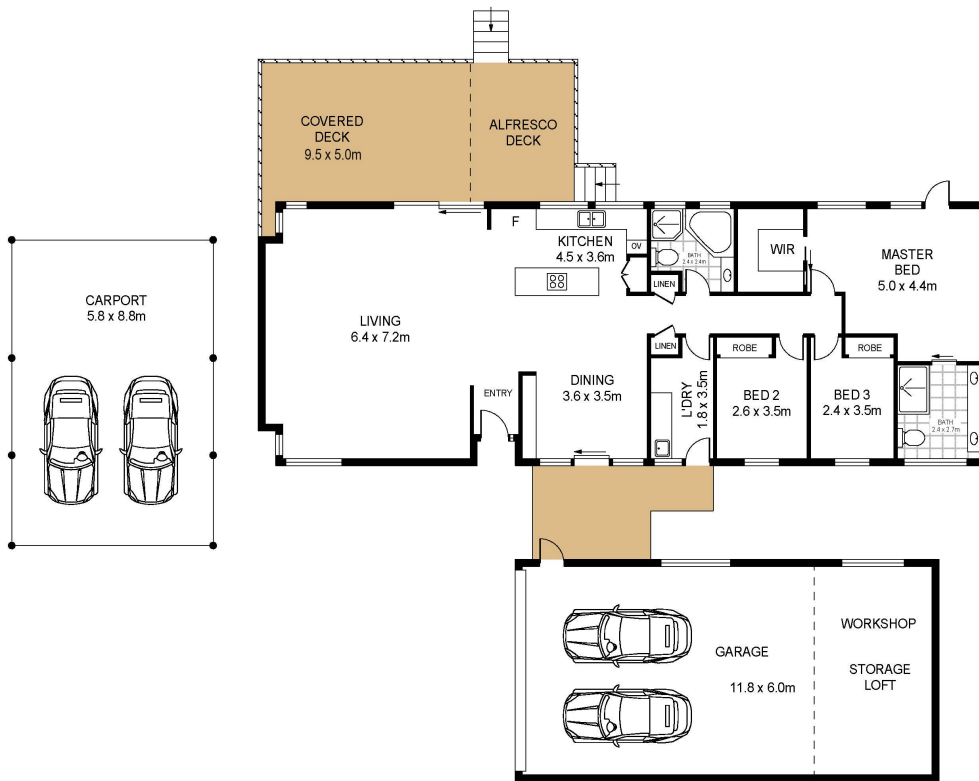
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Total Internal Floor Area: 149 sqm

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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