



30 Carinya Street, Charmhaven

Side Access, Space & Style Near the Lake!

Tucked away in a quiet, family-friendly street, this beautifully presented home combines comfort, convenience & lifestyle — just moments from the lake, local schools & shopping centre.

Freshly painted & filled with natural light, the home offers four generous bedrooms & two bathrooms, perfect for relaxed family living. The modern kitchen features a 900mm cooktop & oven plus a walk-in pantry, overlooking spacious open-plan living & dining zones. Enjoy year-round comfort with air conditioning, ceiling fans & a cozy fireplace.

Outside, the covered entertaining area provides the ideal space for alfresco dining & weekend barbecues, while the swim spa invites you to unwind & enjoy the outdoors in any season, thanks to its weather-sensitive louvre roof system.

Wide side access leads to a detached rear garage, offering plenty of room for storage, a workshop or even potential for a secondary dwelling (STCA).

Property Highlights

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

Please Call

AGENTS

Damian Montgomery
0414 856 932
dmontgomery.budgewoi@ljhooker.com.au

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

AGENCY

LJ Hooker Budgewoi | Toukley
(02) 4390 5555



Fantastic side access + detached rear garage/workshop

4 spacious bedrooms with built-ins; walk-in robe to main

2 bathrooms including private ensuite

Freshly painted throughout

Air conditioning + fireplace for year-round comfort

Covered outdoor entertaining area overlooking the backyard

Separate swim spa with weather-sensitive louvre roof system

7.1kw Solar system for energy efficiency

Quiet, central location — walk to shops, schools, lake & minutes from the M1 Motorway

Whether you're upsizing, downsizing or investing, this home offers space, style and a sought-after location near the lake — ready for you to move in and make it your own.

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	NCQHPC
Property Type	House
Land Area	556 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Spa
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Damian Montgomery 0414 856 932

Principal, Licensed Agent, JP |
dmontgomery.budgewoi@ljhooker.com.au

Kimberly Bell 0410 437 031

Sales - Licensed Agent | kbell.budgewoi@ljhooker.com.au

LJ Hooker Budgewoi | Toukley (02) 4390 5555

85-87 Scenic Drive, BUDGEWOI NSW 2262
budgewoi.ljhooker.com.au | budgewoi@ljhooker.com.au





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

30 Carinya Street Charmhaven

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.