



144 Coal Point Road, Coal Point

## LAKE VIEWS, LIFESTYLE & A STUNNING RENOVATION

Beautifully transformed with a high-quality renovation throughout, this stylish Coal Point residence delivers a perfect blend of modern comfort, flexible living and a sought-after lakeside lifestyle. Elevated to capture leafy outlooks and sparkling glimpses across Catalina Bay, the home offers a relaxed sanctuary just moments from the water's edge.

Designed for effortless everyday living, the main level centres around a light-filled open plan living and dining zone, complemented by a stunning contemporary kitchen featuring stone benchtops and quality appliances. Three generously sized bedrooms are privately positioned, including a master retreat complete with ensuite, while the beautifully appointed main bathroom showcases a freestanding bath, twin vanity and premium finishes.

Adding exceptional versatility, the upper-level loft retreat provides valuable extra space for growing families, working from home or accommodating guests. Whether utilised as a rumpus room, creative studio, home office or teenage retreat, it's a flexible addition that adapts to your lifestyle.

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### FOR SALE

Buyers Guide \$1,290,000

### VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

### AGENTS

Lachlan Porter  
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### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800

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**

Outdoor living is equally impressive. The expansive front verandah provides the perfect place to unwind while taking in tranquil lake views and spectacular sunsets, while the recently completed swimming pool has created a private backyard oasis ideal for entertaining, relaxing and enjoying the warmer months.

Positioned in one of Lake Macquarie's most tightly held suburbs, this home places you within walking distance of Coal Point Public School, nearby reserves, public jetties and boat ramps, while Toronto's shopping, dining and waterfront attractions are just minutes away.

**Property Features:**

- Beautifully renovated three-bedroom home with lake views
- Flexible loft retreat ideal as a rumpus, studio, home office or guest accommodation
- Open plan living and dining area filled with natural light
- Designer kitchen with stone benchtops, induction cooktop and dishwasher
- Main bedroom with built-in robe and private ensuite
- Built-in robes to all bedrooms
- Luxurious family bathroom with freestanding bath, twin vanity and frameless shower
- conditioning to living area and loft retreat
- Covered outdoor entertaining and elevated verandah with Catalina Bay outlook
- Recently installed swimming pool and landscaped backyard
- Huge 9.5m x 6.4m garage/workshop with extensive storage
- 498sqm parcel in a highly desirable lakeside location
- Approx. 280m to Coal Point Public School
- Approx. 750m to Wombal Reserve jetty
- " Approx. 3 minutes to Coal Point boat ramp
- " Approx. 5 minutes to Toronto's shops, cafés and waterfront dining
- Approx. 13 minutes to the M1 Motorway
- Approx. 80 minutes to Wahroonga

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 ZKFF7Q  
Property Type House  
Land Area 498 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Dishwasher  
Built-in-Robes  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
Dining room  
Fenced Backyard

### Lachlan Porter 0435 737 131

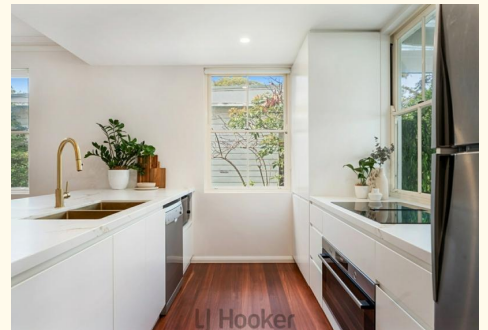
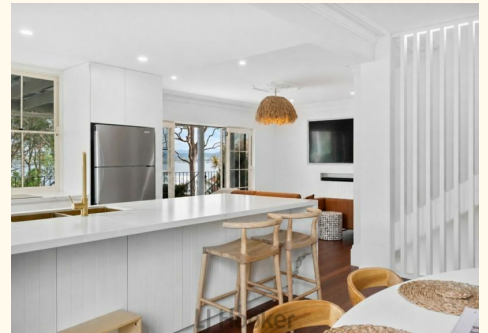
Sales Executive | Independent Contractor |  
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### Maya O'Brien 0423 962 399

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

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

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