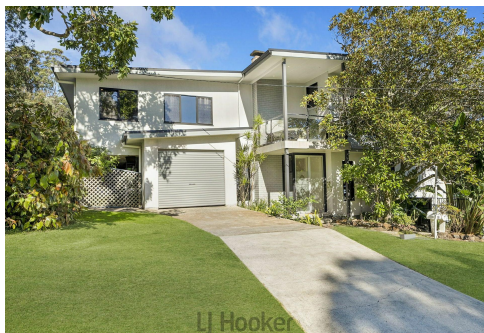




Coal Point, 18 Rofe Street

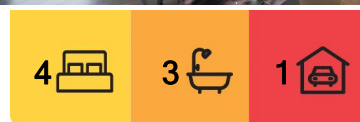
THE ULTIMATE FAMILY HOME

Welcome to 18 Rofe Street, Coal Point. This incredible home set in a blue chip suburb offers style, space and functionality rarely found in one package. Unique styling throughout with timber features, high ceilings and massive windows allowing an abundance of light to flood into the main living room. Established gardens provide a tranquil living environment. An entertainers dream, the house offers an incredible verandah directly off the open plan living area with access to the fenced backyard and a second sun deck perfect for your morning coffees.

A versatile floor plan allows you to accomodate large families or multi generational living. Footsteps to lake reserves at either end of Rofe Street with Wombal Reserve to the North East and Wippi Reserve to the South West.

Features Include:

- Modern and versatile four or potentially six bedroom home with multiple living spaces
- Spacious deck with lake glimpses, secondary sun deck making the most of the morning sun



For Sale

\$1,150,000 - \$1,225,000

View

By Appointment

Contact

Callan O'Reilly

0412 168 303

callan.oreilly@ljhooker.com.au



LJ Hooker Lake Macquarie
(02) 4915 3800

Disclaimer: 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.

- Master bedroom with huge walk in robe and en suite
- Family bathroom and third bathroom downstairs
- Rumpus room on entry
- Four bedrooms downstairs with the option to open up two room to create an extra living room, gym room or work from home space
- Single car garage with adjacent storage area
- Footsteps to highly sought after Coal Point Primary School
- 200m approx to Wippi Reserve
- 300m approx to Wombal Reserve
- 6mins approx to Toronto CBD, shops, cafes and restaurants
- 70mins approx to Wahroonga

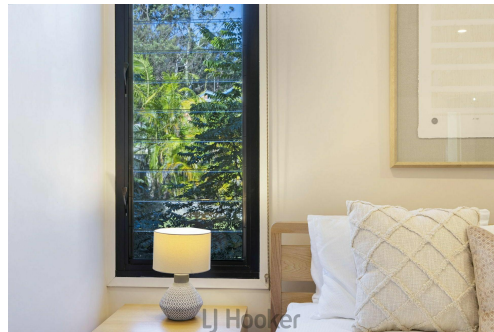
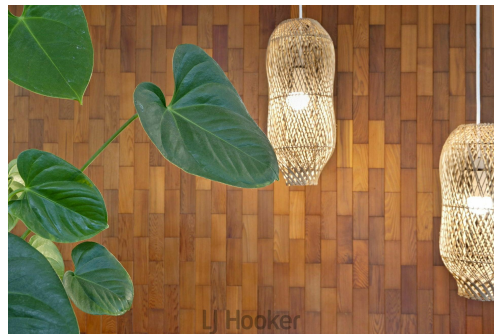
The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

More About this Property

Property ID	ZAMF7Q
Property Type	House
Land Area	624.2 m2
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Close to Schools Close to Shops Close to Transport Combustion Fire High Clearance

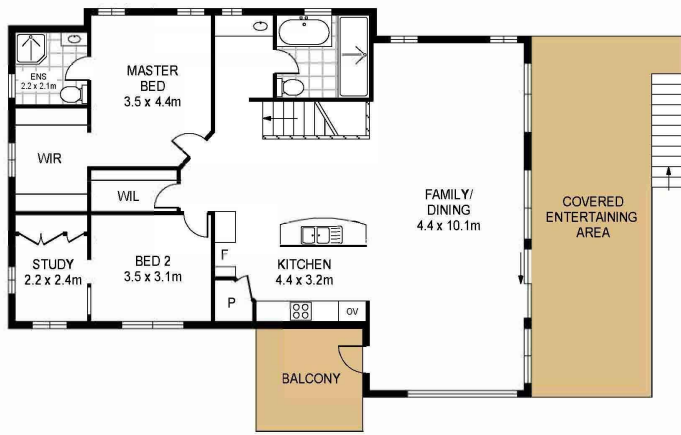
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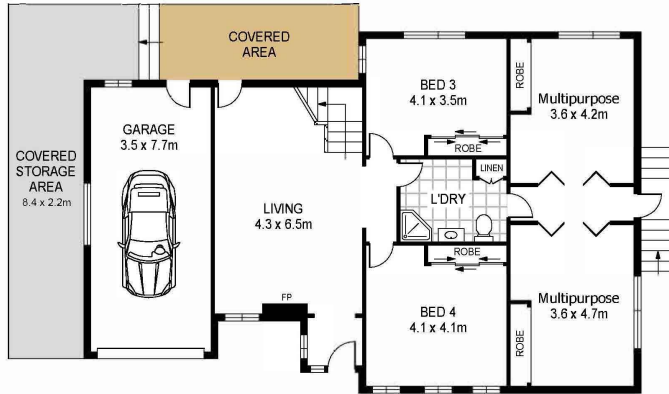


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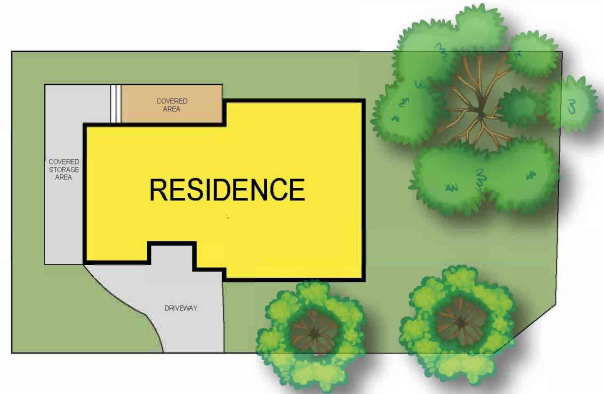
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FIRST FLOOR



GROUND FLOOR



18 Rofe Street
Coal Point



Total Internal Floor Area: 288 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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