







18 Rofe Street, Coal Point

SPACE AND LOCATION COMBINED

Thoughtfully updated and designed for comfortable everyday living, the home combines character, practicality and inviting indoor-outdoor spaces.
Recent improvements to the upper-level living area have enhanced the natural light and created a fresh, bright atmosphere, combining with generous proportions. Large windows and elevated ceilings add to the sense of openness, while the flowing layout connects seamlessly to outdoor entertaining areas.
Perfectly suited to growing families, extended households or those seeking flexible living arrangements, the home offers multiple living zones and excellent separation of space. Outdoors, established gardens create a private setting, while expansive entertaining decks provide the ideal place to relax, host guests or enjoy the peaceful surrounds.
Positioned moments from the lake's edge, residents can enjoy easy access to nearby reserves, walking tracks and recreational areas, all while remaining close to local schools, shops and everyday conveniences. Offering lifestyle, space and a premier Coal Point address, this is a home that caters to a wide range of buyers seeking a relaxed lakeside lifestyle.
Features Include:

5 3 2

FOR SALE
$1,200,000

AGENTS
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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.

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- 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
- Master bedroom with huge walk in robe and en suite
- Family bathroom and third bathroom downstairs
- Rumpus room on entry
- Potentially four bedrooms downstairs with the option to combine two rooms to create an extra living room, gym room or work from home space
- Single car garage with adjacent storage area
- Space for boat or trailer parking
- 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 DETAILS

Property ID	ZKNF7Q
Property Type	House
Land Area	624.2 m2







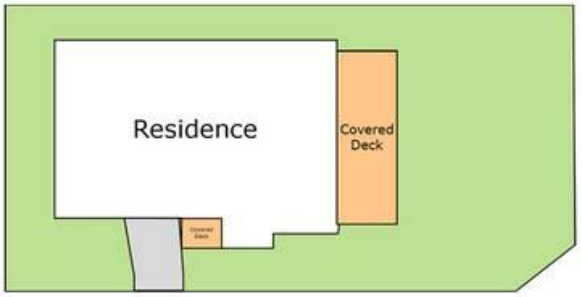




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SITEPLAN (NOT TO SCALE)



First Floor



Ground Floor

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18 Rofe St,
Coal Point

Total Internal Floor Area:240m2

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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