



265 Skye Point Road, Coal Point

## LAKESIDE LIVING OPPOSITE RESERVE & BOAT RAMP

Welcome to 265 Skye Point Road, Coal Point. Positioned in the tightly held Coal Point peninsula setting, this peaceful 1,322sqm (approx.) parcel delivers an exceptional lakeside lifestyle, directly opposite the park, reserve and boat ramp, with effortless access to the shores of Lake Macquarie.

With easy access from the street, the property offers a relaxed and spacious setting, perfectly suited to those who enjoy boating, fishing and the natural beauty of the lake just moments from their doorstep. The home has been tastefully renovated, delivering light-filled interiors and easy, low-maintenance living that complements its peaceful surrounds and laid-back lifestyle.

Outdoors, the property is perfectly set up for those who embrace the lake lifestyle. With the boat ramp, park and waterfront reserve just across the road, spontaneous days on the water, morning walks along the foreshore and sunset afternoons become part of everyday living. Whether it's launching the boat, casting a line or simply unwinding in nature, this is a location that makes it all feel effortless.

Features include:

- Well-designed layout offering multiple living zones for flexibility and comfort
- Light-filled interiors with a seamless flow between living, dining and

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### AUCTION

Thu 21st May @ 6:00PM

### VIEW

Sun 26th Apr @ 11:30AM - 12:00PM

### AGENTS

Callan O'Reilly

0412 168 303

[callan.oreilly@ljhooker.com.au](mailto:callan.oreilly@ljhooker.com.au)

### 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

kitchen areas

- Well-appointed kitchen positioned at the heart of the home
- Master bedroom with walk in robe and en suite
- Generous bedrooms, ideal for families or guests
- Fourth bedroom downstairs that can be used as an independent living zone
- Air conditioning for year-round comfort
- Covered outdoor area, perfect for entertaining or relaxing
- Private backyard backing onto bush reserve, enhancing peace and natural outlook
- Directly opposite park, waterfront reserve & boat ramp
- Close to schools
- 7 minutes to Toronto CBD, restaurants and cafes

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

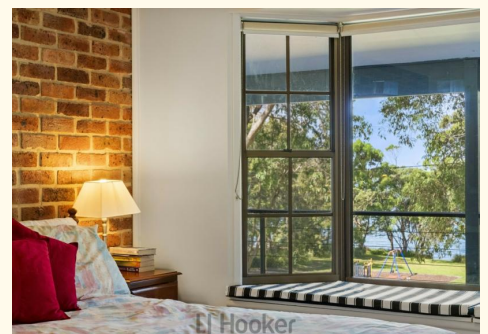
Property ID	W2NF7Q
Property Type	House
Land Area	1322 m2
Including	Ensuite Study Air Conditioning Toilets (3) Dishwasher Built-in-Robes Area Views Carpeted Close to Schools Close to Shops Close to Transport Creative Dining room

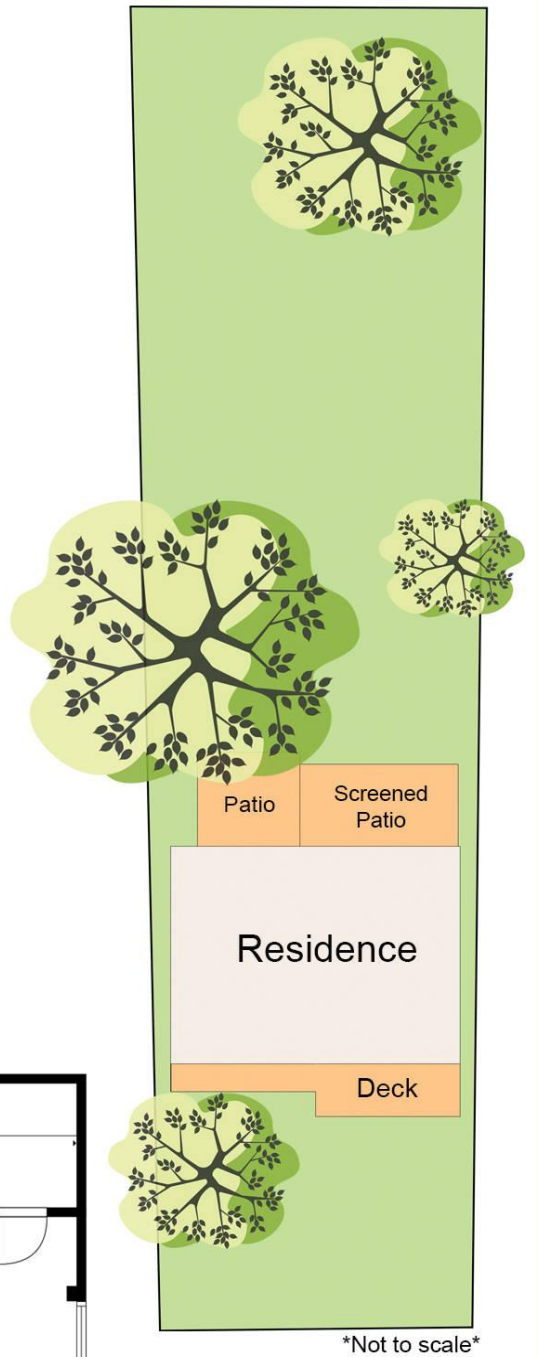
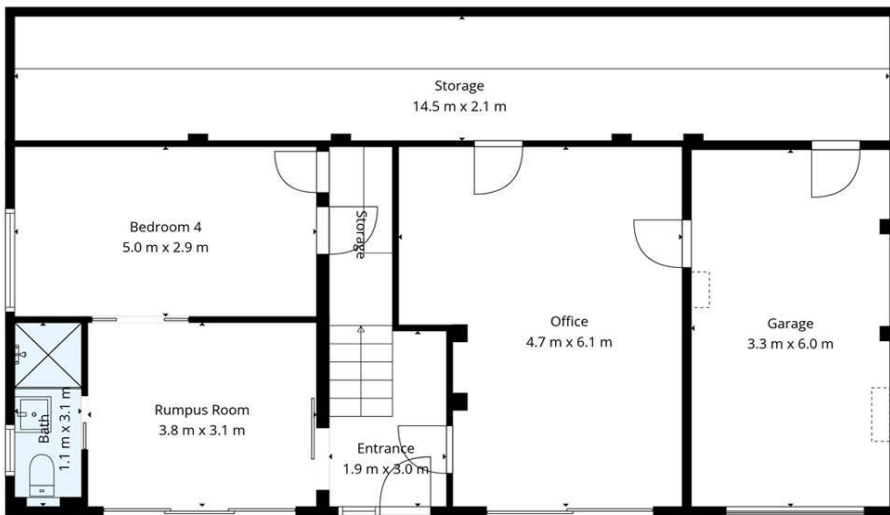
**Callan O'Reilly 0412 168 303**

Sales Executive | [callan.oreilly@ljhooker.com.au](mailto:callan.oreilly@ljhooker.com.au)

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

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**LJ Hooker** 265 Skye Point Rd,  
Coal Point

Total Internal Floor Area: 245m<sup>2</sup>

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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