



307 Coal Point Road, Coal Point

## GORGEOUS LAKE VIEWS - WALKING DISTANCE TO COAL POINT SCHOOL

Positioned in the highly sought after lakeside suburb of Coal Point, this spacious four bedroom family home captures beautiful lake views while offering comfort, convenience and an enviable lifestyle, all within walking distance to Coal Point Public School.

Inside, the home features a generous sunken lounge, open plan kitchen and dining area, updated kitchen with stainless steel appliances, and four well sized bedrooms, three with built-in robes and ceiling fans. The renovated bathroom includes a corner spa bath and heated towel rail.

A converted double garage provides a versatile family or games room with second toilet, while the rear double carport and large backyard offer plenty of space for vehicles, boats, caravans or a future swimming pool.

Features Include:

- Four bedroom home with beautiful lake views
- Stunning SW aspect perfect for winter sunsets
- Prime 772sqm block with scope to improve
- Large family bathroom with large corner bath
- Drive through access to rear yard

4 1 2

### AUCTION

Thu 18th Jun @ 6:00PM

### VIEW

Sat 13th Jun @ 11:45AM - 12:15PM

### AGENTS

Callan O'Reilly  
0412 168 303  
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

- 300m approx to Coal Point Public School
- 950m to Coal Point Boat Ramp
- 6mins 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	ZJTF7Q
Property Type	House
Land Area	771.9 m2
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Storage
	Water Views

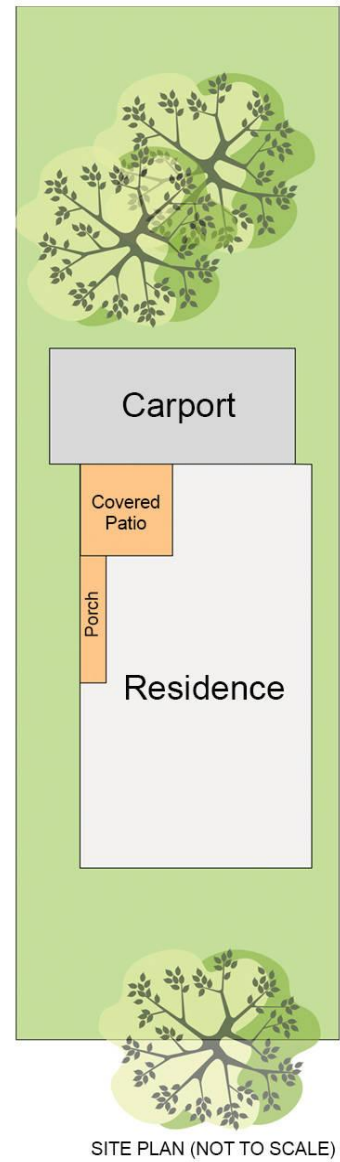
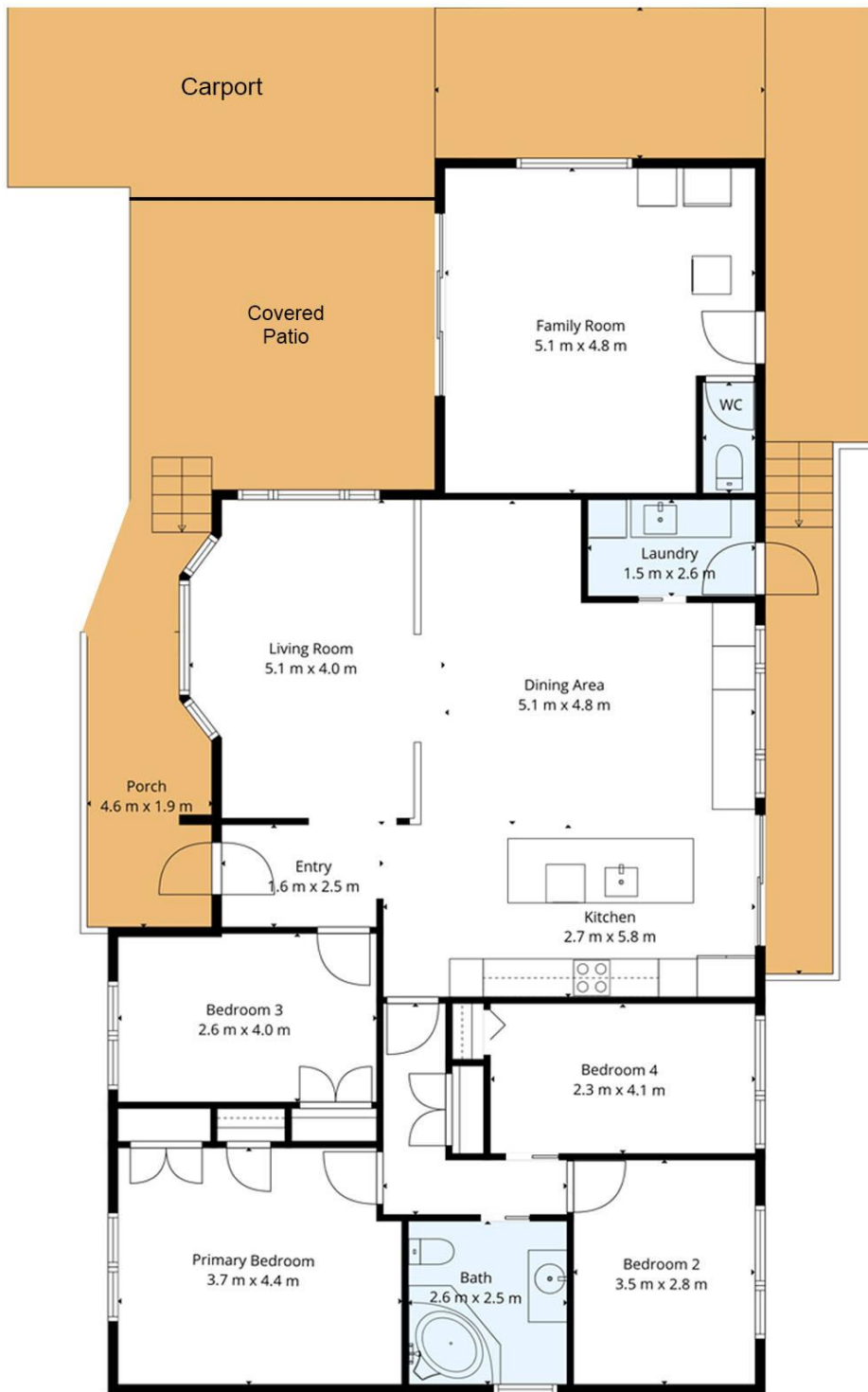
**Callan O'Reilly 0412 168 303**

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

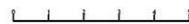
**LJ Hooker Lake Macquarie (02) 4915 3800**

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Total Internal Floor Area: 153m<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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