






4 Yirang Street, Crangan Bay

## Brand New Sophisticated 4 Bedroom Home

Discover the perfect blend of modern sophistication and relaxed coastal living in this beautifully crafted, brand new home, set on a generous 523sqm parcel with the added bonus of potential side access, ideal for your boat or caravan. Designed to impress with 2.7m high ceilings, this home seamlessly brings together style, comfort and contemporary innovation, all just moments from the sparkling shores of Lake Macquarie. Imagine days spent boating, fishing, kayaking, or simply unwinding in the peaceful surrounds of nature.

Offering approximately 255.7sqm of intelligently designed living space, this home features 4 spacious bedrooms, each thoughtfully created to provide privacy and comfort. The master suite is a true sanctuary, complete with a stunning ensuite showcasing premium finishes and modern fittings, your own private escape to begin and end each day in luxury.

At the centre of the home lies a light-filled open plan living and dining area, perfectly suited for hosting guests, celebrating special occasions, or enjoying quiet nights in. The contemporary kitchen is both functional and striking, featuring stone benchtops, under-cabinet lighting, a 900mm gas cooktop and oven, dishwasher, and a well-appointed butler's pantry for added convenience. Designed for effortless living in every season, the home includes

4  2  2 

**FOR SALE**  
\$1,275,000 to \$1,325,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ducted reverse-cycle, multi-zone air conditioning, along with a security alarm system for peace of mind.

Step outside and enjoy seamless indoor-outdoor flow to the alfresco entertaining area and level backyard, ideal for gatherings or simply relaxing in the fresh air.

Key features include:

- Expansive open plan living and dining space
- Stylish kitchen with quality appliances and butler's pantry
- Dedicated study nook
- Multi-zone ducted air conditioning for year-round comfort
- Double garage with remote access

This home has been carefully designed to deliver both elegance and everyday practicality, creating a space that feels as good as it looks. Don't miss this opportunity to secure a stunning new home that captures the essence of modern living while embracing the natural beauty and lifestyle of Lake Macquarie. Move in, settle down and start enjoying the life you've been dreaming of as this home has full turn key inclusions such as blinds, landscaping and fencing.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, LJ Hooker Wyong does not make any representation as to the accuracy of the information contained herein, does not accept any responsibility or liability, and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

## MORE DETAILS

Property ID	15RMFNA
Property Type	House
Land Area	523 m2
Including	Alarm Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

### David Peters 0409 655 975

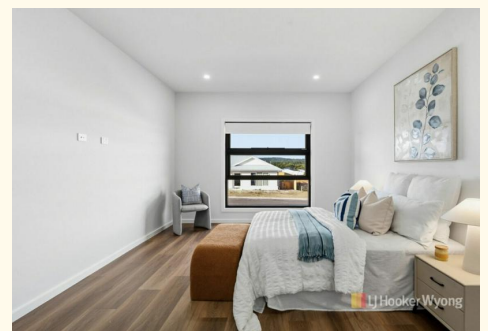
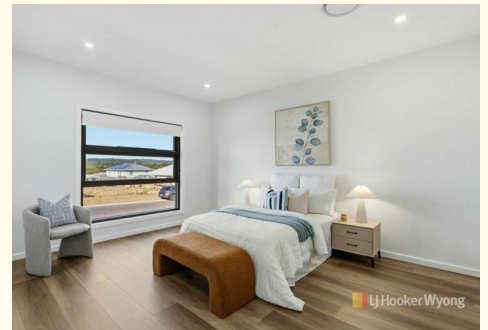
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### Lachlan Peters 0411 988 356

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Internal 217m<sup>2</sup> External 13m<sup>2</sup> Total 253m<sup>2</sup>

## 4 Yirang Street, Crangan Bay

4 x  2 x  2 x 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.