

## Crangan Bay, 9 Mankillo Way

Brand New Home —Move in Now

Discover the epitome of luxurious living with this brand new home where elegance, comfort and innovation seamlessly come together. This architectural masterpiece provides a lifestyle that transcends the ordinary, offering an exceptional array of features designed to enhance everyday living. With convenient access to the stunning Lake Macquarie, you can enjoy a variety of activities such as boating, kayaking, fishing, or simply soaking in the serene surroundings.

Retreat to your own sanctuary in one of the four thoughtfully designed bedrooms, each offering a perfect blend of space and tranquillity. The main bedroom elevates relaxation with its opulent ensuite, featuring luxurious finishes and state-of-the-art fixtures. Step into a world of boundless possibilities with open plan living and dining area. Bask in the natural light that streams into this spacious living area which also has high raked ceilings, creating an atmosphere of airiness and grandeur throughout. Whether it's hosting intimate gatherings or unwinding with your loved ones, this space sets the stage for



**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.



**For Sale**  
\$1,195,000

**View**  
[ljhooker.com.au/152PFNA](http://ljhooker.com.au/152PFNA)

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**LJ Hooker Wyong**  
**(02) 4353 2200**

unforgettable moments.

Experience entertainment and immerse yourself in a world of cinematic brilliance and audio excellence, where every movie night becomes an unforgettable experience in the designated media room.

With a large alfresco area that beckons you to unwind, and that overlooks the level grassed backyard, bask in the open space where lush greenery invites relaxation. Experience the epitome of convenience with a double garage featuring an epoxy floor finish.

Other special features include:

- \* Raked ceilings to all rooms, creating a feeling of grandeur throughout.
- \*Walk in butlers pantry with dishwasher off the modern kitchen which includes a 900 mm gas cooktop & oven.
- \*Ducted reverse cycle multi zone air conditioning.
- \*Remote garage doors.

Don't miss your chance to own a piece of living perfection with this SenSé Home. Elevate your lifestyle to new heights and indulge in the comfort, style, and innovation that only SenSé can deliver.

Seize the opportunity to make the SenSé Home your haven of luxury living, where the splendour of nature meets the pinnacle of sophistication. Immerse yourself in elegance, comfort, and innovation, and embrace a life that's both opulent and harmonious.

Council rates: \$265.50 per quarter approximately

Water Rates: \$248.50 per quarter approximately

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## More About this Property

<b>Property ID</b>	152PFNA
<b>Property Type</b>	House
<b>Land Area</b>	513 m <sup>2</sup>

### David Peters 0409 655 975

Principal | L.R.E.A | [dpeters.wyong@ljhooker.com.au](mailto:dpeters.wyong@ljhooker.com.au)

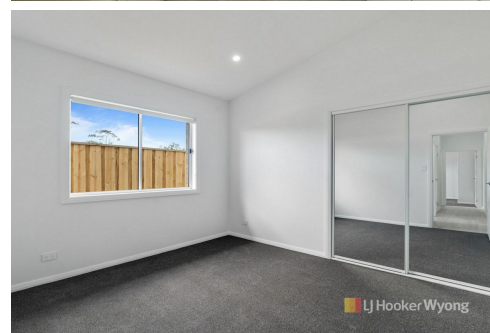
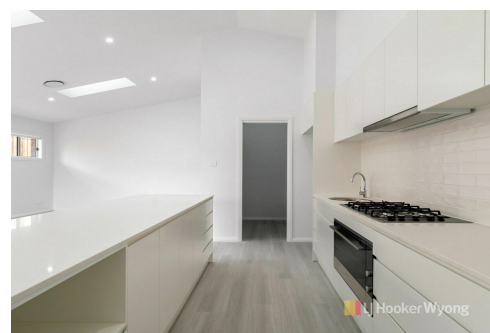
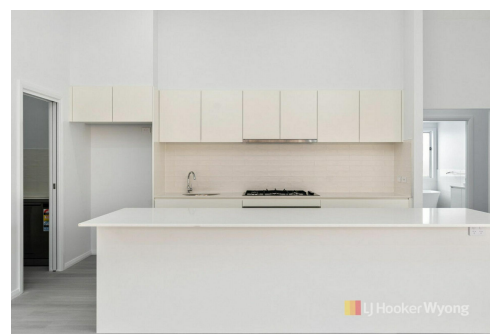
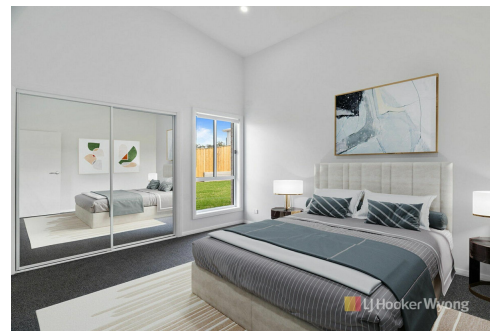
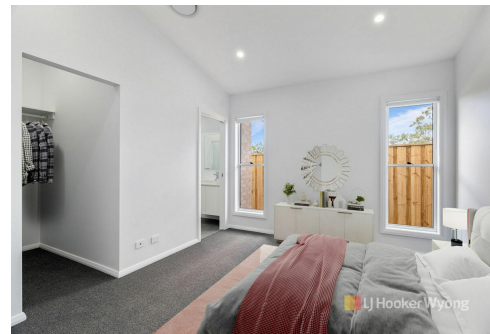
### Lachlan Peters 0411 988 356

Sales Consultant L.R.E.A / Auctioneer | [ldpeters.wyong@ljhooker.com.au](mailto:ldpeters.wyong@ljhooker.com.au)

### LJ Hooker Wyong (02) 4353 2200

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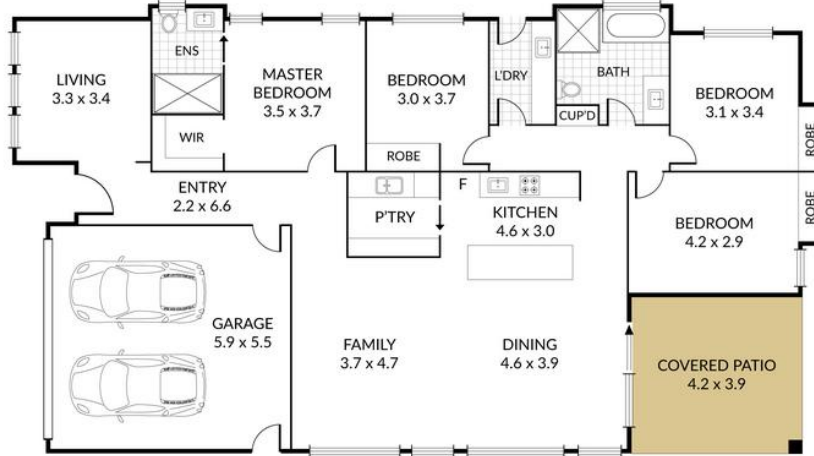
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Internal 184m<sup>2</sup> External 329m<sup>2</sup> Land Size 513m<sup>2</sup>

## 9 Mankillo way, 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.



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