



13 Alkington Avenue, Fishing Point

## MODERN LIVING BY THE LAKE

This modern home is move in ready with nothing to do, simply enjoy your dream lifestyle by the lake. Rarely in Fishing Point do we see a package that offers lake views, level land, a functional floorplan and great parking, this property has it all!

The property features a lovely modern kitchen with an open plan design, flowing seamlessly to outdoor entertaining, ideal for hosting family and friends. With four bedrooms plus private office, three bathrooms and multiple sitting areas, there is space for the family to spread out and enjoy.

Boasting incredible off-street parking with internal access double garage, secure gated boat/caravan carport and large parking bay.

### PROPERTY HIGHLIGHTS

- 300M to lake, public jetty & boat ramp
- Modern build with nothing to do
- Flowing open floorplan
- Quality kitchen with stone benches
- Level secure yard
- Large master with views, walk in and ensuite
- Four bedrooms
- Three bathrooms

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.

4 3 3

**FOR SALE**  
\$1,070,000

### AGENTS

Lachlan Porter  
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Telisha Moffat  
0481 157 243  
telisha.moffat@ljhooker.com.au

### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800



- Solar
- Ducted Air conditioning
- Multiple sitting areas
- Covered alfresco
- Large double garage
- Carport for caravan or boat
- 100m to Alkington Park
- Close proximity to local shops and school

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	ZBNF7Q
Property Type	House
Land Area	695.6 m2
Including	Ensuite Study Air Conditioning Toilets (3) Dishwasher Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Dining room Exhaust

### Lachlan Porter 0435 737 131

Sales Executive | Independent Contractor |  
lachlan.porter@ljhooker.com.au

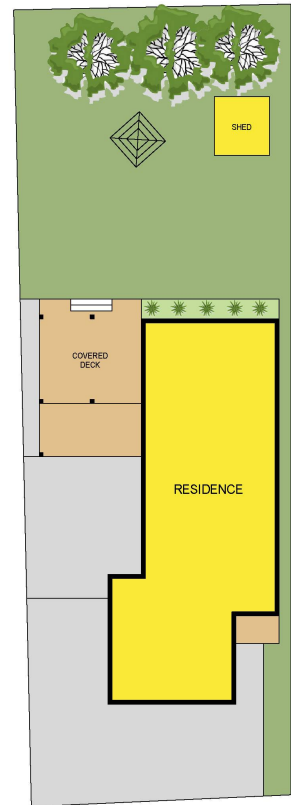
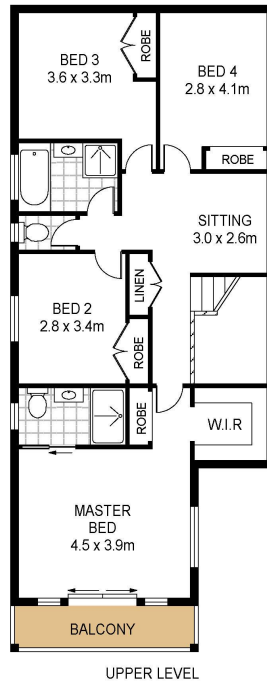
### Telisha Moffat 0481 157 243

Sales Associate to Lachlan Porter | telisha.moffat@ljhooker.com.au

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

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282  
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Total Internal Floor Area: 176 sqm

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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