






197 Fishing Point Road, Fishing Point

## ABSOLUTE WATERFRONT LUXURY WITH PREMIUM BOATING FACILITIES

A rare offering on the shores of Lake Macquarie, this exceptional absolute waterfront residence combines world-class waterfront facilities with a striking architect-designed home crafted for effortless luxury living.

Positioned to capture a prized north-east aspect, the home is bathed in natural light while showcasing breathtaking lake views and some of the deepest water frontage available on Lake Macquarie. Designed with both functionality and sophistication in mind, the thoughtfully considered floorplan allows for single-level living, complemented by private guest accommodation on the lower level.

Every detail has been carefully curated, from the stunning hardwood flooring and designer kitchen with stone benchtops and butler's pantry, to the multiple living zones that seamlessly connect to the lakeside alfresco entertaining area. Overlooking the sparkling waters, the outdoor spaces are perfectly designed to embrace the ultimate waterfront lifestyle.

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### AUCTION

Thu 16th Jul @ 6:00PM

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

Lachlan Porter  
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Maya O'Brien  
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### 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**

Completing this remarkable waterfront package is the self-contained boatshed, offering a kitchenette and bathroom-ideal for guest accommodation, entertaining by the water, or creating the ultimate lakeside retreat.

#### Property Features:

- Exceptional deep-water absolute waterfront position
- Architecturally designed residence with premium finishes throughout
- Sun-drenched north-east aspect with panoramic lake views
- Private jetty and self-contained boatshed featuring a kitchenette and bathroom
- Level waterfront reserve and foreshore access
- Flexible floorplan with the option for single-level living
- Designer kitchen featuring stone benchtops and butler's pantry
- Beautiful hardwood flooring throughout
- Multiple living and entertaining areas
- Covered alfresco overlooking the lake
- Swimming pool perfect for relaxing after a day on the water
- Separate guest accommodation downstairs
- Double garage plus large utility/storage area
- Approx \$80,000 - \$100,000 yearly Air BNB Revenue

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	ZK7F7Q
Property Type	House
House Size	1151 m2
Land Area	1151 m2
Including	Ensuite Study Air Conditioning Toilets (4) Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Dining room Formal lounge/dining Heating

#### Lachlan Porter 0435 737 131

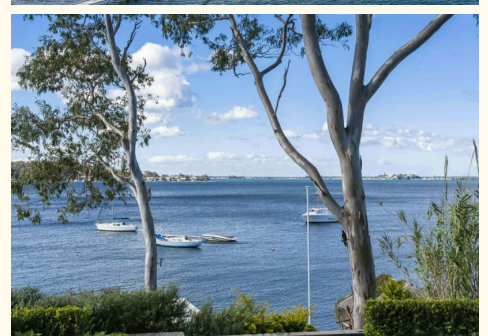
Sales Executive | Independent Contractor |  
lachlan.porter@ljhooker.com.au

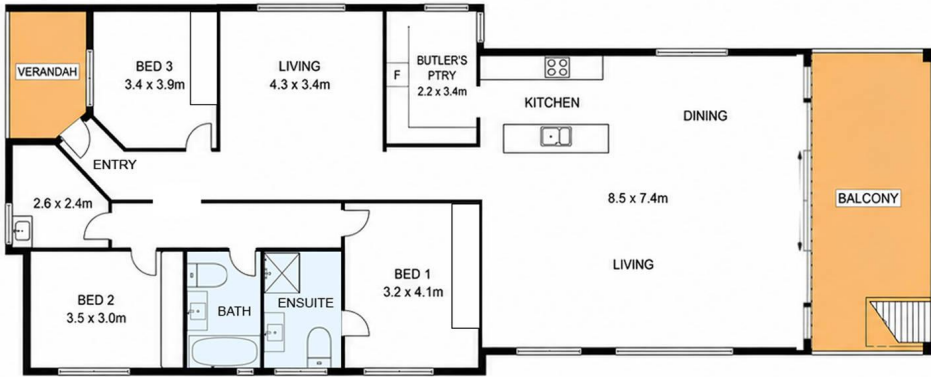
#### Maya O'Brien 0423 962 399

Sales Associate to Lachlan Porter | maya.obrien@ljhooker.com.au

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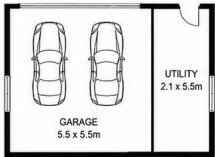




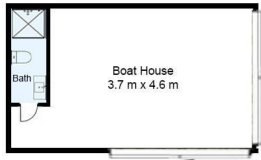
Upper Floor



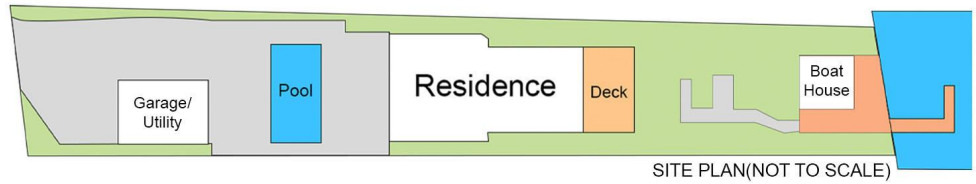
Ground Floor



\*NOT IN POSITION\*



\*NOT IN POSITION\*



SITE PLAN (NOT TO SCALE)

**LJ Hooker** 197 Fishing Point Rd, Fishing Point



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.

