



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 easy 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.

4 4 2

FOR SALE

Buyers Guide \$2,710,000

VIEW

By Appointment

AGENTS

Lachlan Porter

0435 737 131

lachlan.porter@ljhooker.com.au

Maya O'Brien

0423 962 399

maya.obrien@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.



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
- Waterfront entertaining deck
- 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 |

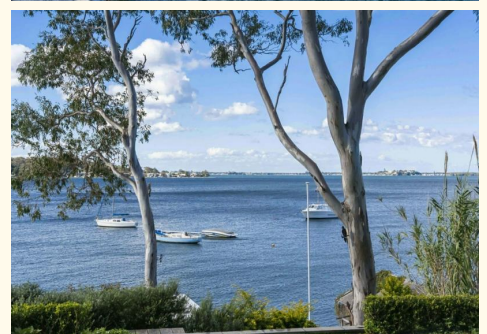
lachlan.porter@ljhooker.com.au

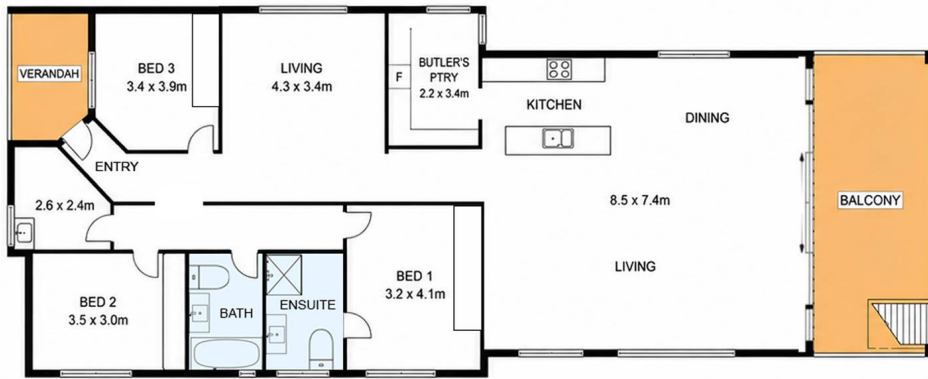
Maya O'Brien 0423 962 399

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

LJ Hooker Lake Macquarie (02) 4915 3800

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282
lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au

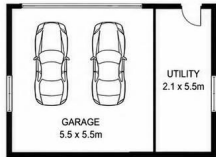




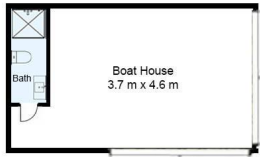
Upper Floor



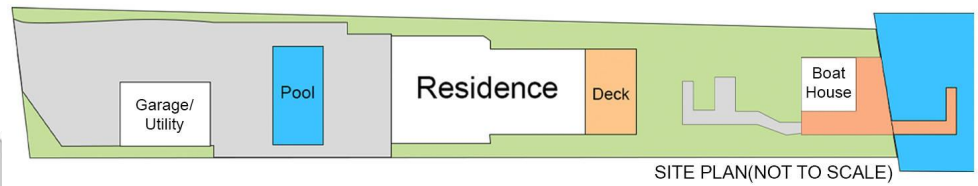
Ground Floor



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.

