



## Fishing Point, 34 Carlisle Row

### ENTERTAINERS DREAM

Located moments from Lake Macquarie lies this expansive family home ideal for the entertainers! An incredible pool area surrounded by an elevated balcony and cabana with bar, lounge and outdoor dining. Invite the friends and family, this is the fun house.

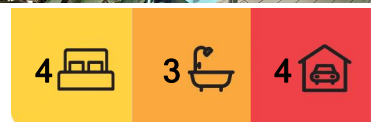
The home offers four well appointed bedrooms, spacious living areas and separate fully self contained studio ideal for teens, guests or grandparents. The site also features incredible parking for caravan, boat and cars.

#### PROPERTY HIGHLIGHTS

- Expansive family home
- Incredible outdoor entertaining
- Pool
- Cabana with bar, lounge and dining



**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**  
BUYERS GUIDE \$1,000,000

**View**  
Sat 21st Jun @ 11:30AM - 12:00PM

**Contact**  
**Lachlan Porter**  
0435 737 131  
lachlan.porter@ljhooker.com.au  
**Telisha Moffat**  
0481 157 243  
telisha.moffat@ljhooker.com.au

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

- Self contained studio
- Parking for 4 vehicles
- Master with ensuite
- Spacious bedrooms
- Two full width balconies
- Solar
- Stroll to the park & lake
- Close to jetty and boat ramp

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 About this Property

<b>Property ID</b>	Z9DF7Q
<b>Property Type</b>	House
<b>Land Area</b>	695.6 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (4) Dishwasher Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Combustion Fire Dining room

### Lachlan Porter 0435 737 131

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

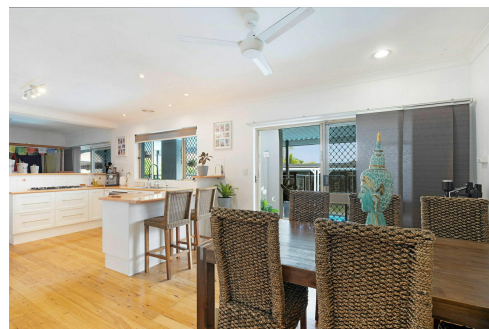
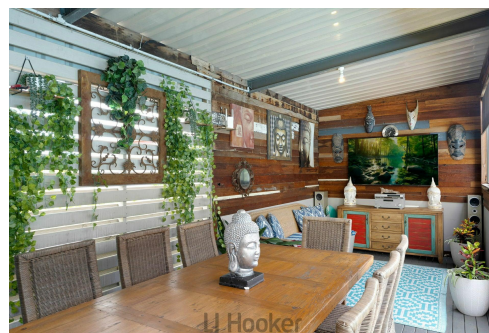
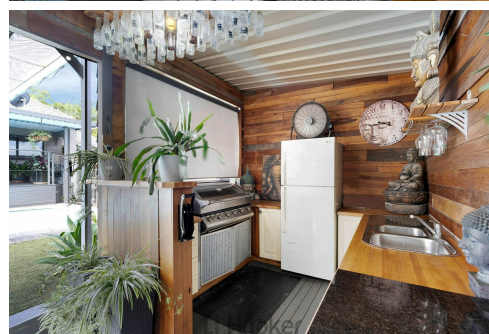
### Telisha Moffat 0481 157 243

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

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

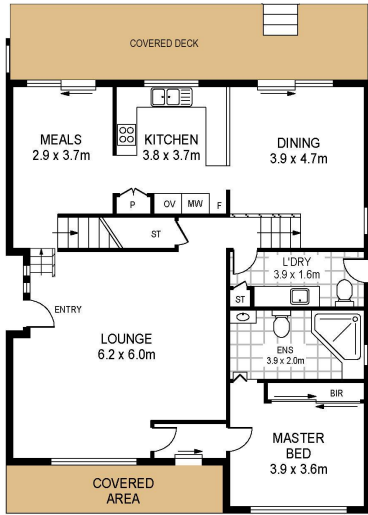
Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282

lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au

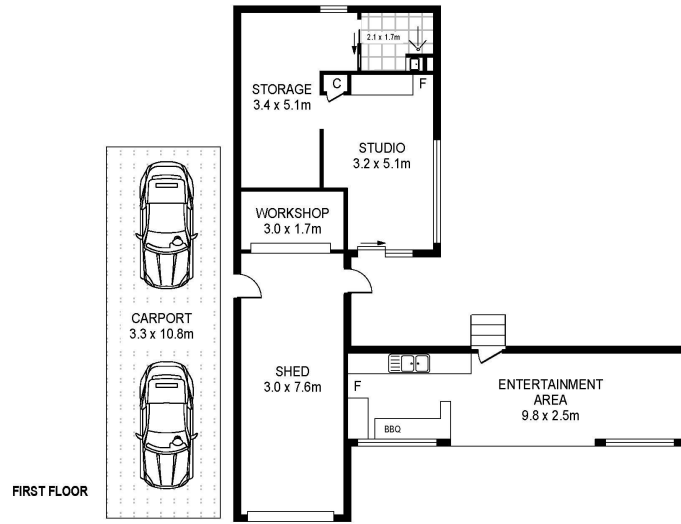


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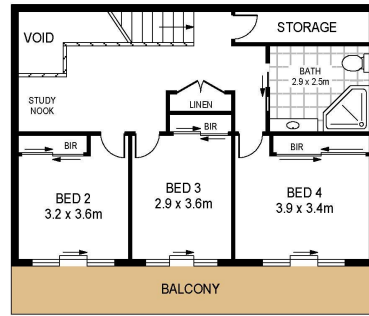
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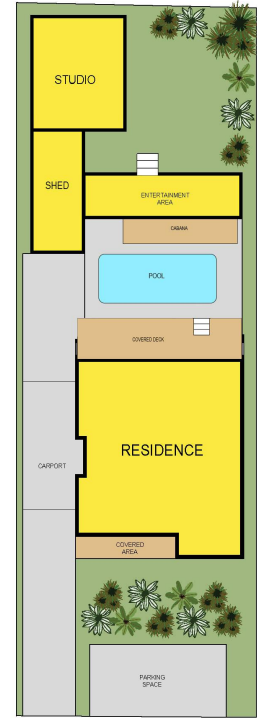
GROUND FLOOR



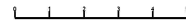
FIRST FLOOR



SECOND FLOOR



## 34 Carlisle Row Fishing Point



Total Internal Floor Area: 193 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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