



## Gorokan, 11 Joy Street

Views, Pool & So Much Garaging

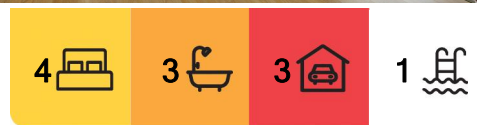
Nestled high on a hill, this exceptional family home offers breathtaking views across both Budgewoi and Tuggerah Lakes. With a versatile layout, it's perfectly suited for large or extended families seeking space and comfort.

Upstairs, you'll find expansive covered decks at both the front and rear, capturing stunning water views. The 2 generous living areas are complemented by a central kitchen featuring a dishwasher, while the master suite includes an ensuite & walk-in robe. There are 2 additional bedrooms complete with built-in robes and the main bathroom has been beautifully renovated. Ducted air conditioning adds an extra touch of comfort throughout.

Downstairs is equally impressive, with a spacious bedroom, a large rumpus room complete with a bar, and a full bathroom. The oversized laundry offers ample storage, and internal access leads to the enormous garage (approximately 6.3m x 8m) featuring electric roller doors for ultimate convenience.



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**For Sale**  
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[ljhooker.com.au/MZGHPC](http://ljhooker.com.au/MZGHPC)

**Contact**  
**Damian Montgomery**  
0414 856 932  
[dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

**Kimberly Bell**  
0410 437 031  
[kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

**LJ Hooker Budgewoi | Toukley**  
**(02) 4390 5555**

Other highlights include a sparkling in-ground salt water pool, solar panels, a second garage (approx. 9m x 3.6m), 3.2m x 6.2m workshop area off the back of the main garage and off-street parking for a boat or caravan, making this property ideal for those with extra vehicles or outdoor toys.

Contact Kimberly Bell 0410 437 031 to arrange your private inspection.

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## More About this Property

<b>Property ID</b>	MZGHPC
<b>Property Type</b>	House
<b>Land Area</b>	657.6 m2
<b>Including</b>	Toilets (4) Pool

### **Damian Montgomery 0414 856 932**

Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

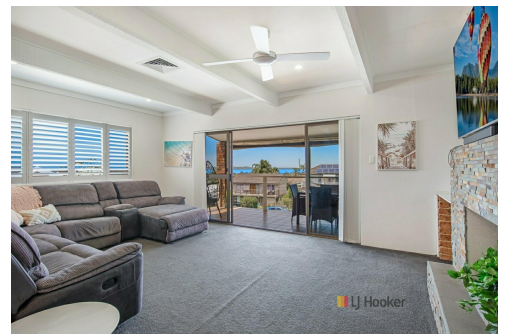
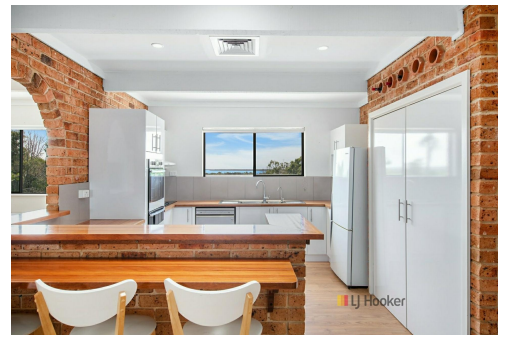
### **Kimberly Bell 0410 437 031**

Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

### **LJ Hooker Budgewoi | Toukley (02) 4390 5555**

85-87 Scenic Drive, BUDGEWOI NSW 2262

[budgewoi.ljhooker.com.au](http://budgewoi.ljhooker.com.au) | [budgewoi@ljhooker.com.au](mailto:budgewoi@ljhooker.com.au)



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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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