



## Kilaben Bay, 11 Puntee Street

### BLUE RIBBON LOCATION WITH LAKE VIEWS

Endless opportunity in a premium location at 11 Puntee St, Kilaben Bay. With lovely lake views and a functional spacious floorplan it's ideal for someone looking to upgrade and add value. The home is of hardwood frame construction and has hardwood timber floorboards throughout, waiting to be uncovered and polished to their full potential.

The home has a large 4 car garage plus huge work shop space, plenty of room for toys or to tinker. Plus plenty of level yard space ideal for kids and pets.

Positioned centrally in a sleepy street of Kilaben Bay, you are moments from direct access to Lake Macquarie, Kilaben park and local reserves

#### PROPERTY HIGHLIGHTS

-Gorgeous lake views



**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.

**SOLD**

3

1

4

**For Sale**  
\$821,000

**View**  
[l.jhooker.com.au/Z5WF7Q](https://l.jhooker.com.au/Z5WF7Q)

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

- Sturdy brick home with hardwood frame
- Hardwood floors throughout (Currently covered)
- Fully fenced yard
- Four car garage
- Massive workshop space
- Lovely verandah with lake vista
- High ceilings throughout
- Three bedrooms with wardrobes
- Large kitchen and dining area
- Quiet location

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>	Z5WF7Q
<b>Property Type</b>	House
<b>Land Area</b>	581.7 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Dining room Fenced Backyard

### Lachlan Porter 0435 737 131

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### Telisha Moffat 0481 157 243

Sales Associate to Lachlan Porter | [telisha.moffat@ljhooker.com.au](mailto:telisha.moffat@ljhooker.com.au)

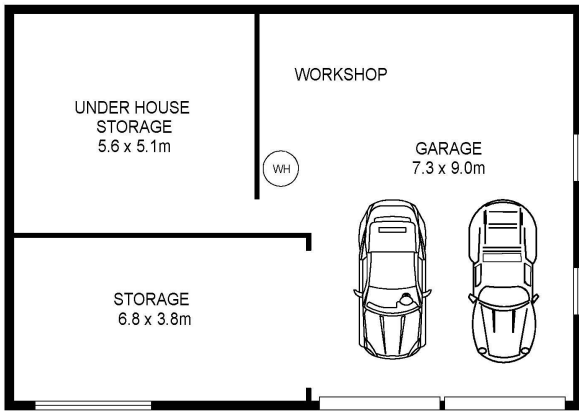
### LJ Hooker Lake Macquarie (02) 4915 3800

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282  
[lakemacquarie.ljhooker.com.au](http://lakemacquarie.ljhooker.com.au) | [warnersbay@ljhooker.com.au](mailto:warnersbay@ljhooker.com.au)

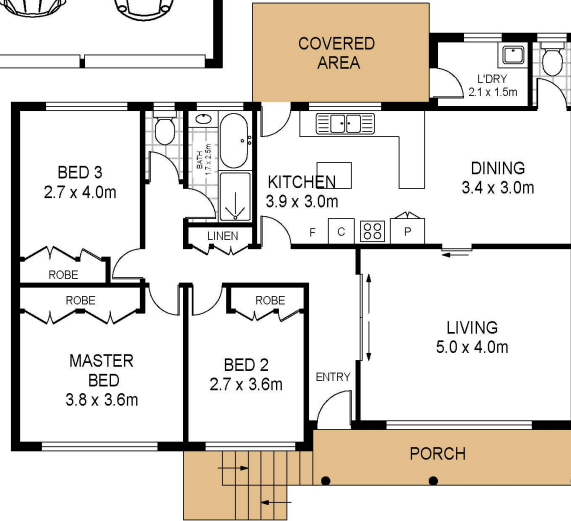


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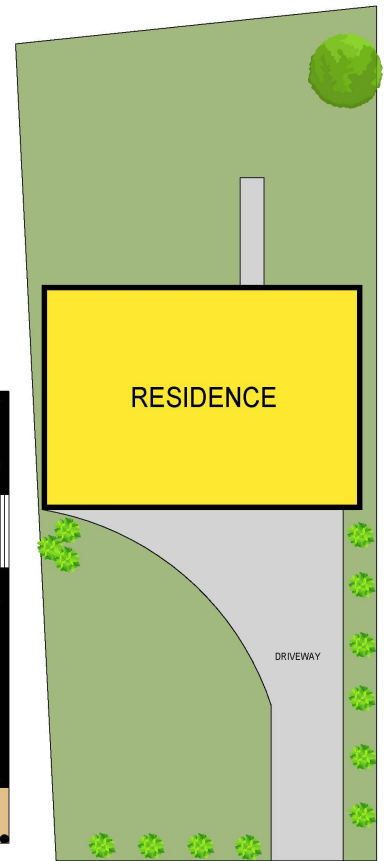
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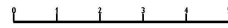
GROUND FLOOR



FIRST FLOOR



11 Puntee Street  
Kilaben Bay



Total Internal Floor Area: 227 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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