



36A Kilaben Road, Kilaben Bay

POSITION PERFECT —PRICED RIGHT!

Opportunity to reside in luxury within a tightly held, highly sought after lakeside suburb. Offering a unique layout that beautifully captures native bushland ambiance, lake glimpses and total privacy.

The home has been thoughtfully crafted to embrace natural light in the living room and gourmet kitchen flows to the broad entertaining deck.

Inside you'll find 3 oversized bedrooms, each with its own charm, while the main enjoys a luxurious ensuite and expansive walk-in robe.

The fully equipped kitchen will encourage your culinary skills with high-end appliances and a great layout that includes a large pantry. Flexible in design, the floorplan offers the potential for a fourth bedroom and includes the option to convert the garage to a rumpus/entertaining area.

Meticulously maintained and full of thoughtful features, this home is ideal for buyers seeking style, comfort, and long-term value.

- Steel frame and foundation
- 23 solar panels
- Garage that doubles as an office/workspace
- Native landscaping and fencing with picnic area

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.

4 🏠 2 🚿 2 🚗

FOR SALE
\$1,052,500

AGENTS

David Magin
0412 685 917
david.magin@ljhooker.com.au

Callan O'Reilly
0412 168 303
callan.oreilly@ljhooker.com.au

AGENCY

LJ Hooker Lake Macquarie
(02) 4915 3800

 **LJ Hooker**

- Built ins to all bedrooms
- 10,000 litre water tank
- New heat pump HWS
- Shed and large storage area under

Owners have bought elsewhere and have priced to sell.

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	ZB1F7Q
Property Type	House
Land Area	1044 m2
Including	Ensuite Toilets (2) Dishwasher Carpeted Close to Schools Close to Shops Close to Transport Fenced Backyard Lounge

David Magin 0412 685 917

Senior Sales Executive | david.magin@ljhooker.com.au

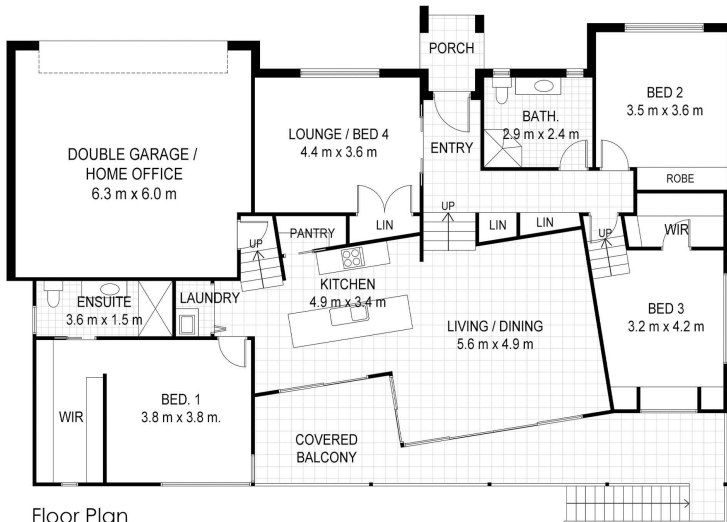
Callan O'Reilly 0412 168 303

Sales Executive | callan.oreilly@ljhooker.com.au

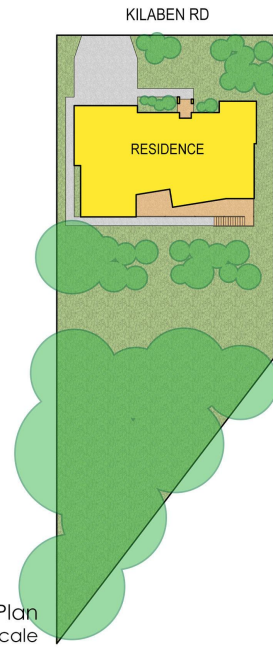
LJ Hooker Lake Macquarie (02) 4915 3800

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





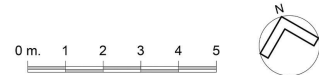
Floor Plan
Total Approx. Internal Floor Area: 183 sqm



Site Plan
Not to Scale



36A Kilaben Rd
Kilaben Bay



Measurements and direction of north are approximate and are to be used as a guide only.