

## Kilaben Bay, 4/91 Ridge Road

### LOW MAINTENCE LAKESIDE LIVING

The quiet lakeside lifestyle awaits you here in ever popular Kilaben Bay. Located at the end of a sleepy cul de sac in a secure complex, this property is ideal for those looking for a low maintenance, low stress lifestyle.

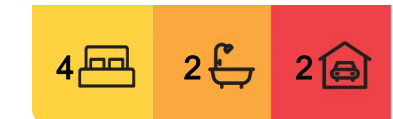
The home features a large open plan design with great flow from indoor to outdoor entertaining and level fenced backyard. With three large bedrooms plus office/fourth bed including the primary suite boasting private terrae, lake views, large walk in robe and ensuite.

#### PROPERTY HIGHLIGHTS

- Secure gated complex
- Lake views
- Double garage with internal access



**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**  
\$850,000

**View**  
[ljhooker.com.au/Z75F7Q](http://ljhooker.com.au/Z75F7Q)

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**(02) 4915 3800**

- Fenced level yard (with lawn maintenance schedule)
- Large indoor and outdoor living
- High ceilings throughout
- Primary suite with walk in and ensuite
- Staircase engineered for chairlift
- Modern finishes throughout
- Quiet cul de sac
- Strata rates approx \$1400pq

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>	Z75F7Q
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (3) Close to Schools Close to Shops Close to Transport

### Lachlan Porter 0435 737 131

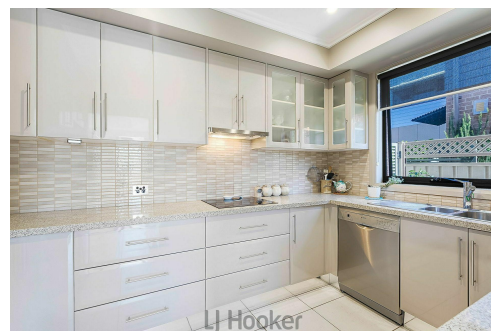
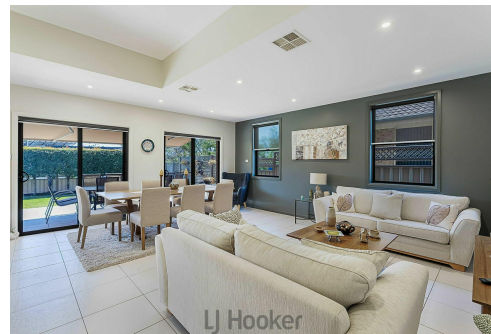
Sales Executive | Independent Contractor | [lachlan.porter@ljhooker.com.au](mailto:lachlan.porter@ljhooker.com.au)

### Telisha Moffat 0481 157 243

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

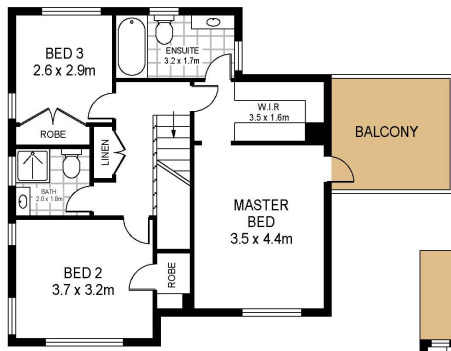
### LJ Hooker Lake Macquarie (02) 4915 3800

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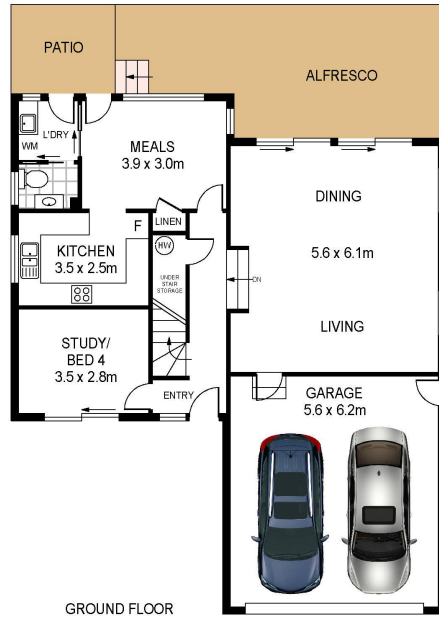


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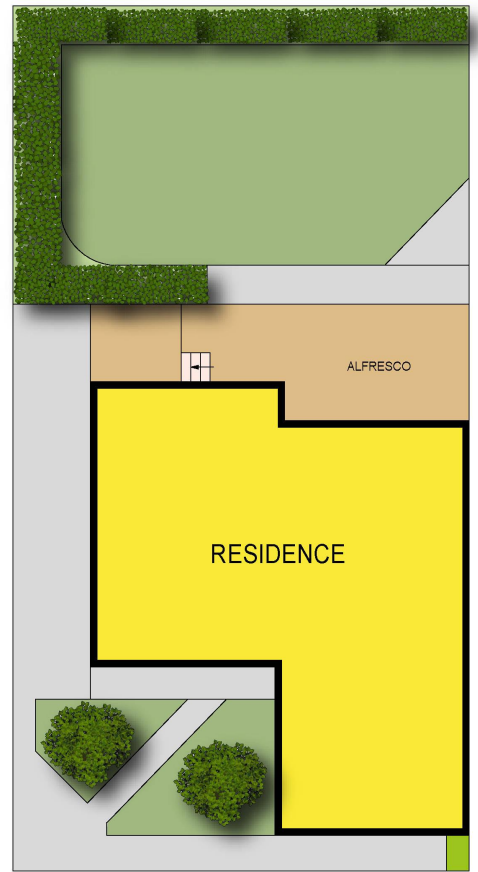
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FIRST FLOOR



GROUND FLOOR



4/91 Ridge Road  
Kilaben Bay



Total Internal Floor Area: 148 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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