



52 Kilaben Road, Kilaben Bay

MASTER BUILT WATERFRONT - DESIGNED TO ENJOY

Rarely does a property of this calibre come to market, combining absolute waterfrontage, expansive views of Lake Macquarie and approximately 1,500sqm of land. Architecturally designed and master built, this substantial four-bedroom residence offers a quality of construction and position that is increasingly difficult to find.

Timber floors, a sandstone fireplace and large entertaining deck create an impressive main living space, while the wide-ranging lake views provide a stunning backdrop. The generous master suite features an oversized walk-in robe and ensuite as well as access to the large verandah. Ducted air conditioning throughout provides year-round comfort.

Beautifully established gardens surround the home, with a private courtyard adjoining the double garage and additional office space. Outside, a large fenced yard, substantial shed and approximately 4m-wide access to the waterfront provide plenty of flexibility, with the shed offering potential for separate accommodation or additional living space (STCA).

Features Include:

- Absolute waterfront position with 4m handle to waterfront
- Approximately 1,500sqm of land
- Wide-ranging lake views

4 3 2

AUCTION

Thu 15th Oct @ 6:00PM

VIEW

Tue 22nd Sep @ 5:00PM - 5:30PM

AGENTS

Paul Campbell

0417 678 593

paul.campbell@ljhooker.com.au

Callan O'Reilly

0412 168 303

callan.oreilly@ljhooker.com.au

AGENCY

LJ Hooker Lake Macquarie

(02) 4915 3800

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.



- Architecturally designed and master built
- Four spacious bedrooms
- Master suite with walk-in robe and ensuite
- Timber flooring and sandstone fireplace
- Large entertaining deck overlooking the lake
- Ducted air conditioning
- Double garage with adjoining office
- Private courtyard and established gardens
- Large fenced yard
- Substantial shed with potential for separate accommodation (STCA)

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	ZNQF7Q
Property Type	House
Land Area	1499 m2
Including	Ensuite Study Air Conditioning Fire Place Courtyard Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Fenced Backyard Rumpus/Family room Storage

Paul Campbell 0417 678 593

Chairman of the Board | paul.campbell@ljhooker.com.au

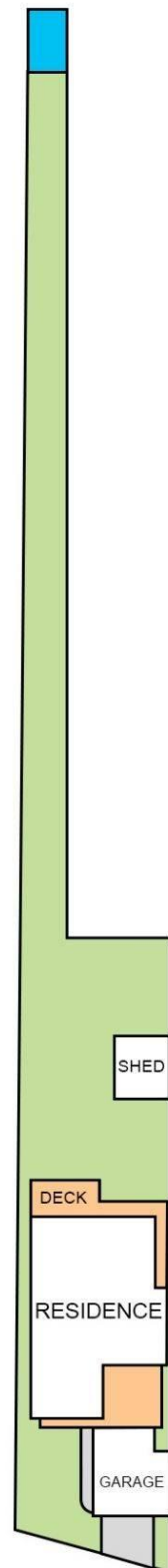
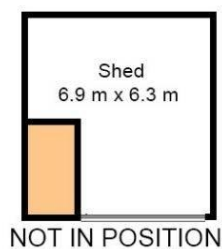
Callan O'Reilly 0412 168 303

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





SITEPLAN (NOT TO SCALE)



LJ Hooker

52 Kilaben Rd,
Kilaben Bay



Total Internal Floor Area: 279m²

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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