



52 Laycock Street, Kilaben Bay

WATERFRONT RESERVE - UNMATCHED GRANDEUR

Welcome to 52 Laycock Street, Kilaben Bay - an exceptional waterfront reserve residence nestled in one of the suburb's most private and tightly held pockets. Surrounded by nature and framed by sweeping leafy vistas to Lake Macquarie, this remarkable home captures the essence of lakeside living. Soaring high ceilings and 360-degree windows flood the interiors with natural light, creating a seamless connection between the home and its tranquil surrounds.

The expansive open-plan living area flows effortlessly to a designer kitchen featuring rich timber benchtops and captivating lake views. The awe-inspiring master suite offers a luxurious retreat, complete with a spa ensuite, generous walk-in robe, and direct access to the timber deck where you can take in the breathtaking outlook across the water. Three additional bedrooms are thoughtfully positioned around a family bathroom, offering privacy and comfort for the whole family.

A quiet reading nook with a library adjoins the impressive 35kW timber fireplace, providing a cosy sanctuary for winter evenings. Downstairs, an expansive rumpus room delivers exceptional versatility - ideal as a self-contained living area, home gym, or indoor/outdoor entertaining space connecting seamlessly to the

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FOR SALE
\$1,910,000

AGENTS

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.

 **LJ Hooker**

waterfront reserve. Completing this unique home is a private studio with separate access, perfect for a home office, creative retreat, or guest accommodation.

52 Laycock Street is a rare offering - a home that combines architectural character, natural light, and an enviable lakefront outlook in one of Kilaben Bay's most serene settings.

Features Include:

- Six bedroom waterfront reserve home with loads of space for the growing family or multigenerational living
- Adjoining grassy foreshore reserve to deep, clean water
- Stunning master suite with en suite, walk in robe and beautiful lake views
- Versatile rumpus space including bathroom, studio and massive living room
- Large triple garage with level access to the house
- Brand new lake facing deck that wraps around the home
- Private cul de sac living
- Three Phase plugs in garage ready for EV charging
- 13.5Kw three phase solar power system with 10Kw Inverter and high voltage battery backup with 20Kw of battery expandable to 66KW
- Large storage room off the downstairs rumpus
- 5 mins to Toronto CBD, cafes and restaurants
- 70mins to Wahroonga

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

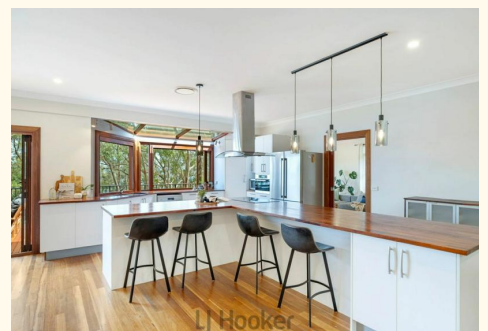
Property ID	ZCXF7Q
Property Type	House
Land Area	1355 m2
Including	Ensuite Study Air Conditioning Toilets (4) Dishwasher Built-in-Robes 3 Phase Power Close to Schools Close to Shops Close to Transport Combustion Fire

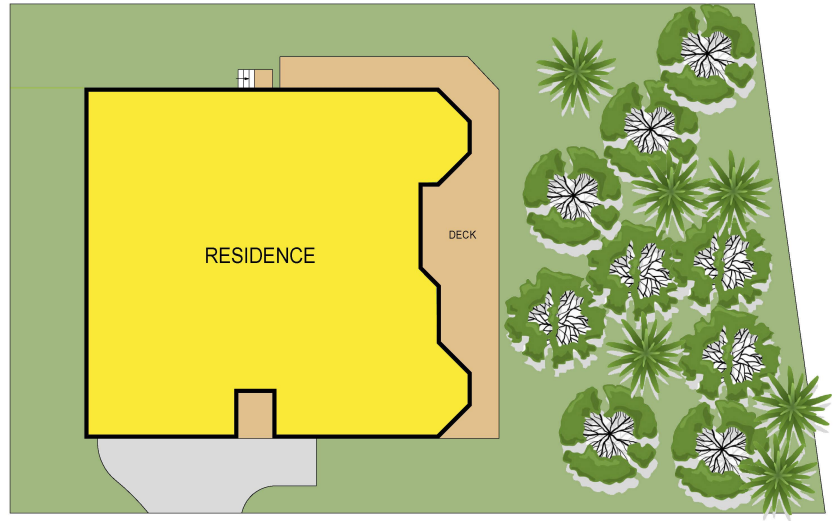
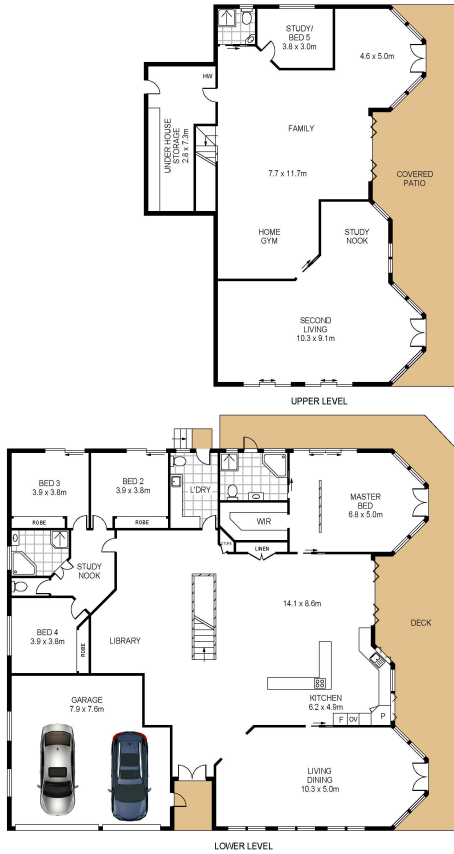
Callan O'Reilly 0412 168 303

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

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





52 Laycock Street
Kilaben Bay

Total Internal Floor Area: 494 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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