






58 Lake View Road, Kilaben Bay

4  3  6 

## ACREAGE LIVING MOMENTS TO THE LAKE - INSPECTIONS BY APPOINTMENT

**FOR SALE**  
\$1,350,000

### AGENTS

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

### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800

Welcome to 58 Lake View Road, Kilaben Bay - a rare offering of approximately 5,356sqm of RU4-zoned, Small Lot Primary Production, land just moments from the shores of Lake Macquarie.

This substantial brick and tile residence delivers four generous bedrooms and has been thoughtfully enhanced to suit modern family living, multi-generational needs or guest accommodation. Downstairs, the versatile rumpus has been transformed into a fully self-contained living space complete with kitchenette and private bathroom, while a second laundry has been added upstairs for everyday convenience.

The property unfolds across a picturesque rural setting, leading to an approximately 35mx17m level space offering exceptional versatility for vehicle, boat or caravan storage, or building opportunity (STCA). This versatile space creates the perfect opportunity to run your business from home.

Beyond, a private fire pit and barbeque area capture tranquil views across Catalina Bay. Recent additions include a large approximately

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**

6m x 14m shed and a concrete driveway providing improved access to the rear of the block.

With solar power, split system air conditioning and seamless drive-through access across the entire parcel, this unique estate combines space, functionality and lifestyle-just four minutes from Toronto's CBD, cafes and restaurants, close to public transport and approximately 70 minutes from 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

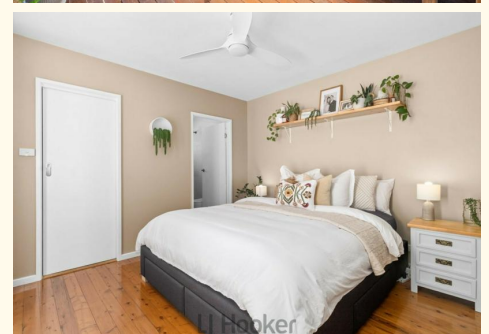
Property ID	ZEGF7Q
Property Type	House
Land Area	5356 m2
Including	Ensuite Study Air Conditioning Toilets (4) Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Combustion Fire Kitchenette Storage

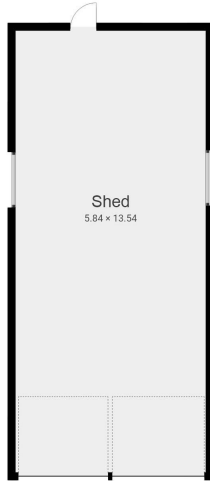
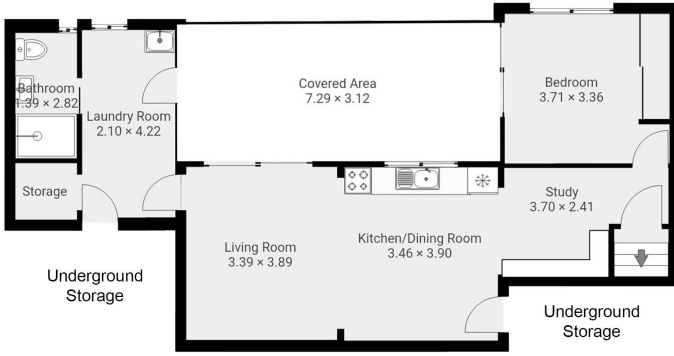
**Callan O'Reilly 0412 168 303**

Sales Executive | [callan.oreilly@ljhooker.com.au](mailto:callan.oreilly@ljhooker.com.au)

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

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**BOTTOM LEVEL**



**UPPER LEVEL**



58 Lake View Rd  
Kilaben Bay



Total Internal Floor Area: 189sqm (Excluding Garage)

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

