

72 Lake View Road, Kilaben Bay

## MODERN LUXURY - COUNTRY LIVING

Welcome to 72 Lake View Road, Kilaben Bay, a stunning near-new acreage residence delivering luxury family living with premium finishes, expansive proportions, and the rare flexibility of a small lot primary production zoning. Positioned on an impressive 4,056sqm parcel with drive-through access to the rear of the property, this exceptional home offers the perfect balance of modern convenience and relaxed lifestyle living in one of Lake Macquarie's most tightly held suburbs.

Designed with both scale and functionality in mind, the home showcases a sophisticated contemporary aesthetic with multiple living zones, seamless indoor-outdoor flow, and high-end finishes throughout. Boasting five oversized bedrooms, three beautifully appointed bathrooms, and three separate living areas, the floorplan has been carefully curated to accommodate large families, entertainers, and those seeking space without compromise. A private in-home cinema, expansive entertaining deck, and breathtaking elevated outlooks further enhance the lifestyle appeal.

At the centre of the home, the gourmet kitchen is fitted with three ovens, a six-burner hob, a large walk-in pantry, and premium finishes that will impress even the most discerning buyer. The luxurious master suite, fifth bedroom, and rumpus room all enjoy direct deck

5 3 3

### AUCTION

Thu 18th Jun @ 6:00PM

### VIEW

Sat 23rd May @ 2:15PM - 2:45PM

### AGENTS

Callan O'Reilly  
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### AGENCY

LJ Hooker Lake Macquarie  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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access and picturesque views, while thoughtful inclusions such as underfloor heating, zoned ducted air conditioning, solar power, and CCTV security provide year-round comfort and peace of mind. Despite its peaceful acreage setting, Kilaben Bay remains incredibly convenient, located just minutes from Toronto's lakeside café precinct, shopping, schools, and waterfront amenities, while remaining within easy reach of Newcastle and Sydney. A rare offering combining near-new luxury, acreage lifestyle, and premium family living in prestigious Kilaben Bay.

**Property Features:**

- Near-new luxury residence on 4,056sqm
- Zoned small lot primary production
- Drive-through access potential to rear yard
- Five oversized bedrooms including master with walk around robe and en suite
- Three designer bathrooms
- Three spacious living areas including private in-home movie theatre
- Triple garage with internal access
- Gourmet kitchen with 3 ovens and 6-burner hob
- Large walk-in pantry and oversized laundry
- Dedicated study/home office
- Walk-in linen storage
- Underfloor heating to ensuite and main bathroom
- Zoned ducted air conditioning
- Solar power system
- Security cameras with CCTV recording
- 3-phase power

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

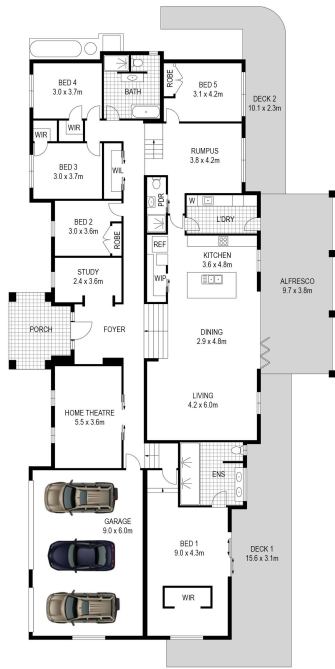
**MORE DETAILS**

Property ID	ZJVF7Q
Property Type	House
Land Area	4056 m2
Including	Ensuite Study Air Conditioning Toilets (3) Dishwasher Built-in-Robes 3 Phase Power Close to Schools Close to Shops Close to Transport High Clearance Internal access

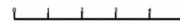
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Total internal Floor Area : 272 sqm

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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