



## Lake Munmorah, 21 Harding Avenue

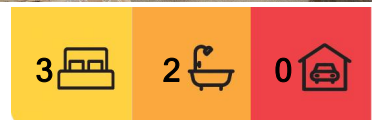
Two For The Price Of One!

Dual living opportunity set in a peaceful yet central location, just moments from the lake, boat ramp, bowling club, shops & beaches!

The main house needs some TLC however, the ingredients for a great investment or multi-generational living are all here! Featuring 3 good sized bedrooms, 2 with built-in robes, well-appointed bathroom with separate toilet & an open-plan kitchen & living room. At the rear, you'll find wide side access leading your very own newly renovated 1-bedroom studio complete with an open-plan living & dining area along with a sleek kitchen with ample bench & cupboard space plus internal laundry facilities. With a covered entertaining space, it's the perfect spot for gathering with family and friends.

The quintessential backyard is adorned with beautiful trees & plants to engage the gardener within & is complete with a garden shed for all your bibs & bobs.

- Perfect as an income-generating asset or private accommodation for extended family.
- Front house with 3 bedrooms & 1 bathroom



**For Sale**  
\$790,000 - \$850,000

**View**  
Sat 31st May @ 10:45AM - 11:15AM

**Contact**  
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**LJ Hooker Budgewoi | Toukley**  
**(02) 4390 5555**



- Rear studio with 1 bedroom & 1 bathroom
- Equipped with air conditioning & covered entertaining
- Within moments to stunning local beaches, lake, boat ramp, club, shopping village & schools
- Situated in a peaceful yet central neighbourhood, providing the best of both convenience & tranquility
- Block size: Approx. 556sqm

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## More About this Property

Property ID	N34HPC
Property Type	House
Land Area	556 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced

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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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