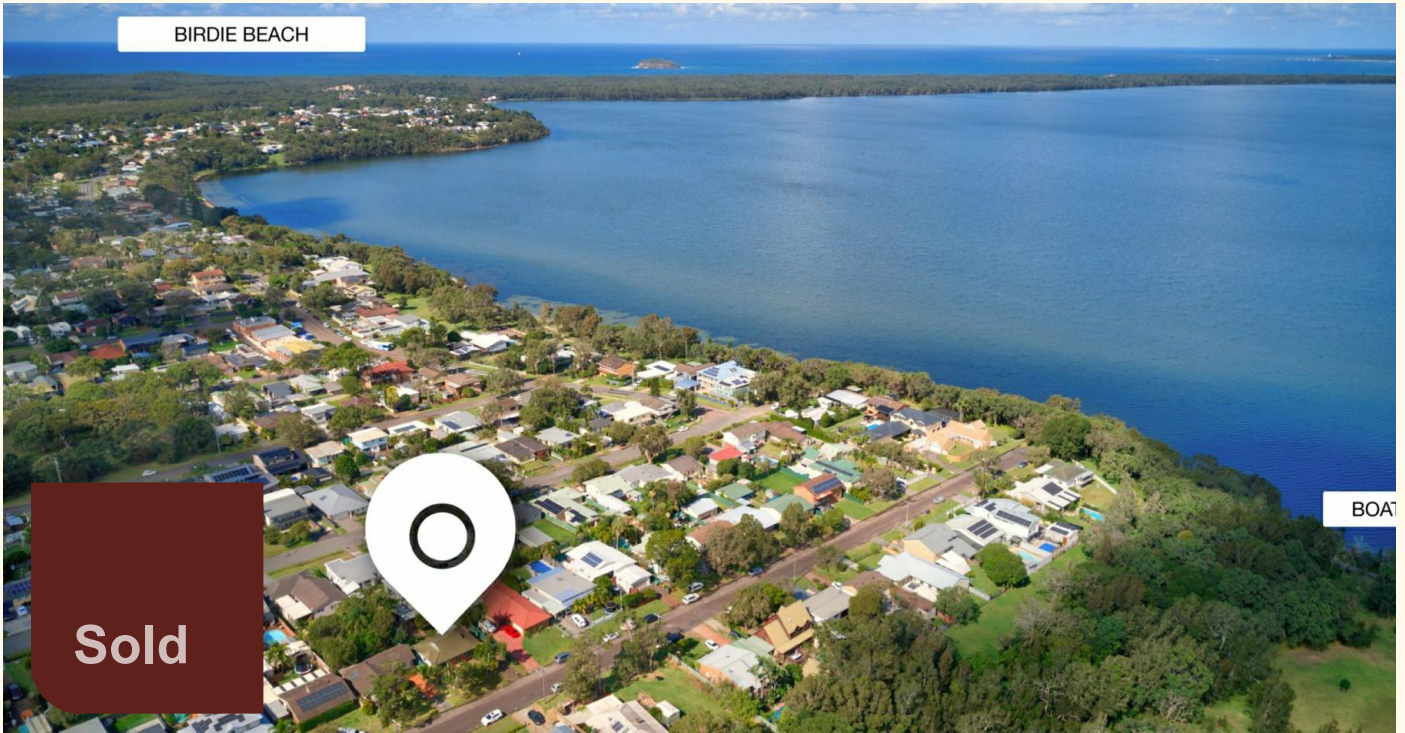


BIRDIE BEACH



Sold






21 Harding Avenue, Lake Munmorah

## 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
- 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

3  2  0 

### FOR SALE

Please Call

### AGENTS

Kimberly Bell  
0410 437 031  
kbell.budgewoi@ljhooker.com.au

Damian Montgomery  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

### AGENCY

LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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

 LJ Hooker

of both convenience & tranquility

· Block size: Approx. 556sqm

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## MORE DETAILS

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

**Kimberly Bell 0410 437 031**

Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

**Damian Montgomery 0414 856 932**

Principal, Licensed Agent, JP |

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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

## 21 Harding Ave Lake Munmorah