

32 Andrew Street, Lake Munmorah

## Quietly Luxurious Waterfront Living

Positioned in an exclusive, tightly held pocket & backing directly onto a pristine waterfront reserve, this stunning 2021 custom-built home delivers an exceptional lifestyle of space, quality & tranquility. Surrounded by high-calibre homes, this is a rare opportunity to secure a peaceful lakeside sanctuary with breath taking views.

Step inside & be immediately impressed by the super-high ceilings, beautiful Blackbutt timber flooring & premium finishes throughout. Designed for both comfort & entertaining the home offers a versatile floorplan with 3 generously sized bedrooms or utilise the multi-function media room as a 4th bedroom. The luxurious master retreat is complete with a fantastic walk-in robe & elegant ensuite. The remaining bedrooms feature oversized built-in robes & are serviced by a stylish main bathroom plus an additional powder room for guests.

At the heart of the home is a designer kitchen with a Butlers pantry, 900mm oven & cooktop & quality fittings throughout &mdash; perfect for everyday living or hosting family & friends. The living area is enhanced by a cosy pellet burner fireplace, while ducted air conditioning & ducted vacuuming ensure year-round comfort & convenience.

4  2  2 

**FOR SALE**  
\$1,870,000 - \$1,930,000

**VIEW**  
By Appointment

**AGENTS**  
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Damian Montgomery  
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**AGENCY**  
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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**

Seamless indoor&ndash;outdoor living is on show with covered outdoor entertaining that captures spectacular water views. Outside enjoy a dedicated fire-pit area overlooking the lake&mdash;an idyllic spot to unwind & take in the serenity.

Additional features include:

- Approx: 2 years structural builders warranty remaining
- Double garage with remote access & epoxy flooring
- Large multi-purpose media room or 4th bedroom
- 2 stylish bathrooms with heated towel rails plus powder room
- High-end fixtures & finishes throughout
- Ducted air conditioning & vacuum system

This is a true lifestyle location, with walking paths along the lake, nearby parks & reserves, close proximity to quality schools, shops, a boat ramp & national park. Plus, enjoy easy access to the M1 Motorway for a smooth commute to Sydney or Newcastle.

A rare waterfront reserve offering where modern luxury meets natural beauty &mdash; this is a home you'll never want to leave.

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## MORE DETAILS

Property ID	NG5HPC
Property Type	House
Land Area	550 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Kimberly Bell 0410 437 031

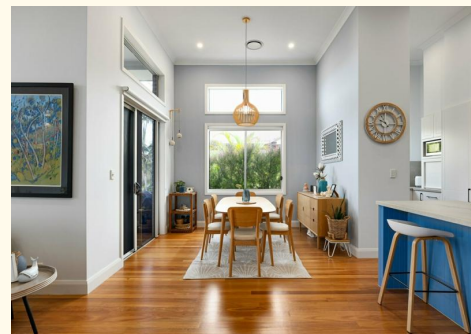
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## FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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