



68 Anita Avenue, Lake Munmorah

## Waterfront Reserve - Dual Living & Endless Possibilities

With direct access to Tom Burke Reserve & just steps from the water's edge, this piece of paradise has not been offered to the market in nearly 40 years!

This rare opportunity is perfect for renovation enthusiasts or visionary builders. Whether you choose to restore or rebuild, the potential to craft an architectural masterpiece with breathtaking lake views from this prime location is truly unmatched.

Although there is much work to do, the rewards are simply priceless! The home itself offers the option of savvy investment or multi-generational living with downstairs featuring a fully self-contained space with a bedrooms, a bathroom, kitchen, & private living area, whilst upstairs contains 3 bedrooms, 1 bathroom, & multiple light-filled living zones with floor-to-ceiling windows that frame the stunning lake vistas.

Embrace the convenience of proximity to local amenities, including shops, schools, national parks & pristine patrolled beaches. Everything you need is just moments away, ensuring both convenience & comfort for you and your family. Make this waterfront haven yours today!

- Direct access to Tom Burke Reserve & water's edge
- Sprawling 569sqm block not offered to the market in nearly 40

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### FOR SALE

Please Call

### AGENTS

Kimberly Bell  
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kbell.budgewoi@ljhooker.com.au

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

### AGENCY

LJ Hooker Budgewoi | Toukley  
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 **LJ Hooker**

years

- Keep the kids entertained with the lakefront walking path leading to a playground
- Only moments to some of the best schools on offer
- Swim, ski, fish, metres from your own back door
- Short drive to Munmorah State Park perfect for bush walks, bike rides & access to exclusive beaches
- Walking distance to the boat ramp, shops, schools, medical and transport
- 10 minutes to the M1 motorway, 50 minutes to Wahroonga

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## MORE DETAILS

Property ID	N92HPC
Property Type	House
Land Area	569 m2
Including	Toilets (3) Balcony Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

### Kimberly Bell 0410 437 031

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

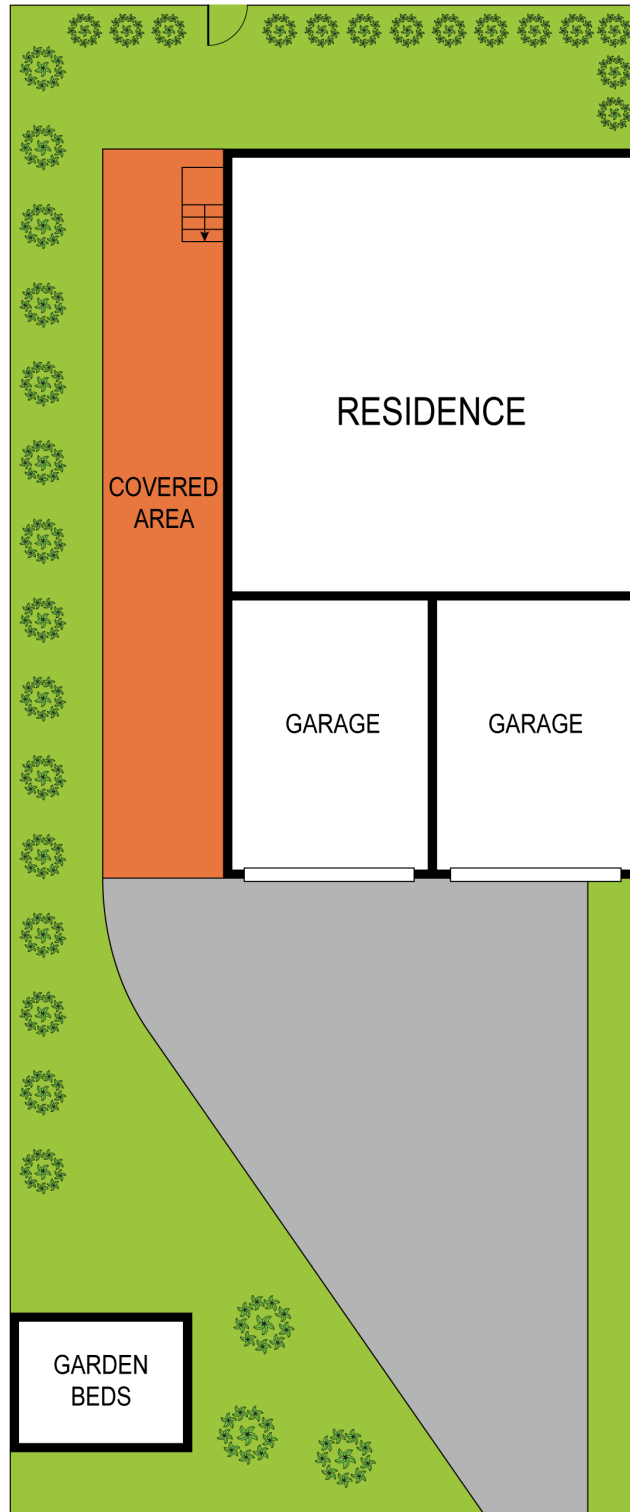
### Damian Montgomery 0414 856 932

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