







9 & 9a Chisholm Avenue, Lake Munmorah

Unlock Double Income Opportunity!

Perfectly positioned in sought-after Lake Munmorah, this exceptional property delivers the ultimate combination of lifestyle flexibility & investment potential. Previously achieving a strong combined rental return of $1,170 per week, the property is separately metered for both water & electricity, offering a high-performing asset with the freedom to set your own rents or tailor the living arrangement to suit your needs.

Whether you're an investor looking to maximise returns, a homeowner wanting to offset your mortgage, or a large or multi-generational family seeking space & independence — this is a rare opportunity with endless versatility.

The main residence is defined by its incredible sense of space, warmth & functionality, with generous proportions throughout.

Breathtaking high raked ceilings create an immediate visual impact, enhancing the home's architectural character & light-filled interiors. The king-sized master suite offers a private retreat, complete with built-in robe, walk-in robe & beautifully renovated ensuite. Three additional oversized bedrooms, all with built-ins, provide comfortable

6 3 2

FOR SALE
Please Call

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Interested parties must rely solely on their own enquiries.

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accommodation for the entire family.

At the heart of the home, the oversized kitchen showcases exceptional bench space & storage, seamlessly connecting to both living & dining zones. A cosy fireplace anchors the lounge room, creating a warm & inviting environment ideal for relaxed everyday living.

A versatile studio or home office adds further flexibility, perfect for those working remotely or needing additional space. Completing the home is a renovated main bathroom with separate toilet, dedicated storage room & extensive under-house storage.

Privately positioned, the modern granny flat offers outstanding independence & immediate appeal.

Featuring a full-sized contemporary kitchen with breakfast bar & stainless steel appliances, the space flows effortlessly into a generous open-plan living & dining area with split-system air conditioning. Two well-proportioned bedrooms with built-ins, a stylish bathroom & a fully fenced private yard complete this highly desirable secondary dwelling.

Backing directly onto reserve & positioned just moments from the local shopping village, this home combines privacy with everyday convenience. The nearby Link Road provides easy access to the M1 Motorway, making commuting to Sydney or Newcastle a breeze, while stunning patrolled beaches & beautiful lakes are only minutes away.

Whether you choose to live in, lease out, or do both — this is a property that adapts to your lifestyle while delivering strong long-term value.

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MORE DETAILS

Property ID	NHJHPC
Property Type	House
Land Area	689 m2
Including	Toilets (3) H: King-sized master bedroom with built-in and walk- in-robe ceiling fan and renovated ensuite - Th

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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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