



1 Marks Parade, Marks Point

## Lakeside Luxury with Dual Living

Tucked away in one of Lake Macquarie's most tightly held waterfront enclaves, this quality-designed residence is the ultimate expression of lakeside living. Positioned on the serene shores of Swan Bay, this dual-living property offers modern comfort, income potential, and timeless elegance - all in a private, sun-drenched setting.

### Primary Residence

Contemporary Comfort Meets Coastal Calm. This striking home spans two levels and delivers light-filled luxury with panoramic lake views encompassing the beautiful Marks Point sunsets.

### Lower Level Features

- Expansive open-plan living and dining zone, drenched in natural light and anchored by a cozy gas fireplace.
- Gourmet kitchen with stone benchtops, stainless steel appliances, walk-in pantry, and oversized island.
- Guest bathroom and well-appointed laundry with additional storage.
- Large entertainer's deck complete with spa, lakeside umbrellas, and direct access to the water's edge - perfect for supervising the

6 5 3

### FOR SALE

Registered Open - Contact Agent for Viewing Time

### VIEW

By Appointment

### AGENTS

Tegan O'Doherty  
0413 977 051  
tegan@ljhookercoastal.com.au

### AGENCY

LJ Hooker Dudley | Redhead  
(02) 4011 4844

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.



kids or soaking in the view.

#### Upper Level Features

- Two generously sized bedrooms with built-in robes and serene water views.
- Central bathroom with full-sized bath.
- Flexible sitting room or study - ideal as a home office or retreat.
- Grand master suite behind double doors, offering hotel-style luxury with Panoramic water views.
- Open-plan wet area with soaking tub, and grand shower
- Expansive walk-in robe and private powder room with bidet and double vanity.

#### Three Bedroom Apartment

##### Flexible Generational Living or Investment Potential

Privately located above the triple garage, this fully self-contained three-bedroom apartment is ideal for guests, multi-generational families, or short-stay accommodation.

- Open-plan kitchen, dining and lounge with sparkling water views.
- Upstairs bathroom plus ground-level laundry and second bathroom.
- Private external entry ensuring privacy and independence.

#### Garaging & Storage

##### Designed for Waterfront Living

- Triple garage with electric doors and rear roller for easy access.
- Huge under-house storage area - the full length of the home, perfect for kayaks, SUPs, fishing gear and more.
- Ideal for boating enthusiasts, with room to store and launch watercraft straight from your backyard.

#### Location

##### Rare Tranquility with Total Convenience

This one-of-a-kind lakeside escape offers a lifestyle of connection and calm.

- Walk to Marks Point Marina, local cafes, and minutes to Pelican Airport.
- Easy access to walking trails, parks, and Naru Beach Reserve, Pelican Waterfront and Blacksmiths Beach.
- A true sanctuary that's close to everything - yet feels a world away.

For more information, or to book your inspection, contact Tegan O'Doherty on 0413 977 051 today.

Inspections are by registered appointment only.

## MORE DETAILS

Property ID	G6J06
Property Type	House
Land Area	328.8 m2
Including	Ensuite
	Study
	Air Conditioning
	Spa
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage

**Tegan O'Doherty 0413 977 051**

Director | [tegan@ljhookercoastal.com.au](mailto:tegan@ljhookercoastal.com.au)

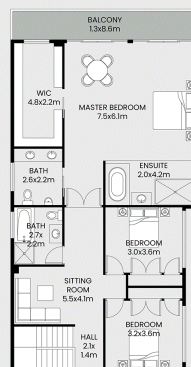
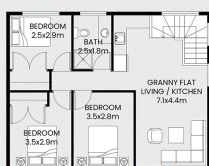
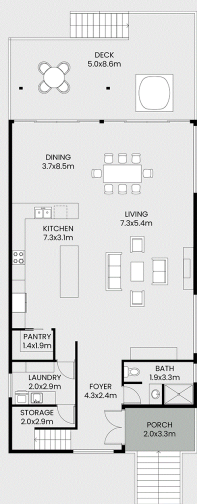
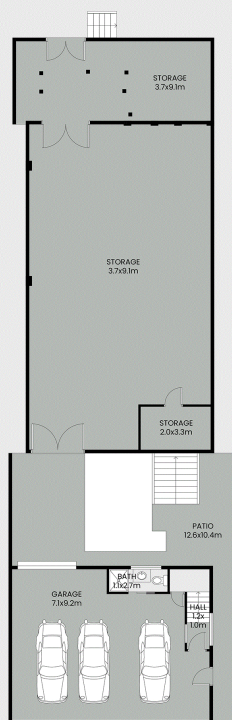
**LJ Hooker Dudley | Redhead (02) 4011 4844**

Shop 115, Cowlishaw Street, REDHEAD NSW 2290  
[dudleyredhead.ljhooker.com.au](mailto:dudleyredhead.ljhooker.com.au) | [office@ljhookercoastal.com.au](mailto:office@ljhookercoastal.com.au)





# 1 Marks Parade, Marks Point



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

