



Marks Point, 176 Marks Point Road

A Stunning Waterfront Property

Step into a world of charm and tranquillity with this stunning waterfront property. Situated near the crest of Marks Point Road, this rare offering combines rich history, modern comforts and a lifestyle that is very much in touch with the beautiful lake environment. Once a humble fishing cottage built about 100 years ago, this two-storey weatherboard home has been thoughtfully expanded over time to create a haven that exudes a special character and relationship with Lake Macquarie.

Set on a 774m2 block, the property greets you with a well manicured yard with an expansive outlook across the lake and sand islands. This leads to a winding, crazy-paved path that meanders down via stone and timber steps through a lush middle-garden, ultimately leading you to the private sanctuary on the water's edge. As you enter the residence, skylights and windows flood the upper living area with natural light and glimpses of the surrounding trees, and the amazing blues and greens of the lake.



For Sale
Expressions of Interest

View
By Appointment

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Disclaimer: 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.

The heart of the home lies on the ground floor, where an open-plan kitchen, dining and living spaces offer warmth and cosiness, enhanced by an open fireplace. These spaces feed out onto a generous deck overlooking the waterfront, which is ideal for entertaining or simply watching the passing parade on the waterways. Adjacent to the kitchen is a separate bathroom, which can cater for family and guests, and a laundry which also has a shower. The kitchen itself is well set out with ample cupboard space, boasting stainless-steel benchtops, a gas cooktop and Bosch appliances.

Upstairs, the two main bedrooms offer uninterrupted 180-degree views of the ever-changing waterways. With Caribbean-like water qualities, you'll see passing flotillas of sea birds, including cormorants, herons, egrets and pelicans, and even the occasional sea turtle, seal or dolphin. There will also be impressive fleets of cruisers, fishing boats, paddlers and all types of sea craft as part of the daily spectacle. The bedrooms are fitted with ceiling fans and built-in wardrobes. The main bathroom on this level is both stylish and functional, featuring a double vanity, rainfall showerhead, and plantation shutters with a view out onto a lush green and treed area.

The property's waterfront access is fantastic. With a grassed front area (great for family cricket matches), a sandy beach, and a licensed jetty and slipway, this home offers a lifestyle perfect for boating enthusiasts and water lovers. Whether paddleboarding around the sand islands, exploring the beautiful channels in your boats, or simply fishing off your own jetty, the opportunities for leisure are endless. After a day spent on the lake, the outdoor shower provides a convenient way to refresh before relaxing on the deck to enjoy breathtaking sunsets that will leave you in awe.

Adding to its appeal, the property includes a charming Boat Shed, with its own outlook onto the water ways. The Boat Shed also has its own toilet and shower facilities.

Marks Point offers an exceptional village lifestyle, with many features in addition to the wonderful waterways. It also includes its own Post Office (which is also an excellent caf´ and maker of a wide range of foods), Public School, a separate News Agency, a Fish & Chip Shop, a popular coffee shop and restaurant (Papatya Caf´). There is also a hairdresser, as well as the Marks Point Marina, and a handy service station as you enter Marks Point Road. It is only about 4km from Belmont CBD's array of dining and shopping options, and a similar distance from Swansea. For golf enthusiasts, the wonderful Belmont Golf Course is basically at the end of the street, adding to the lifestyle appeal of this exceptional home.

From the moment you arrive, this property invites you to enjoy and embrace the best of waterfront living. Whether you're looking for a peaceful retreat, a family home, or an opportunity to secure or develop your own special slice of paradise, this property offers it all.

Council Rates: Approx. \$2,200 p.a.

Water Rates: Approx. \$818.69 p.a.

(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)



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More About this Property

Property ID	16K8F5E
Property Type	House
House Size	774 m ²
Land Area	774 m ²
Including	Ensuite Study Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

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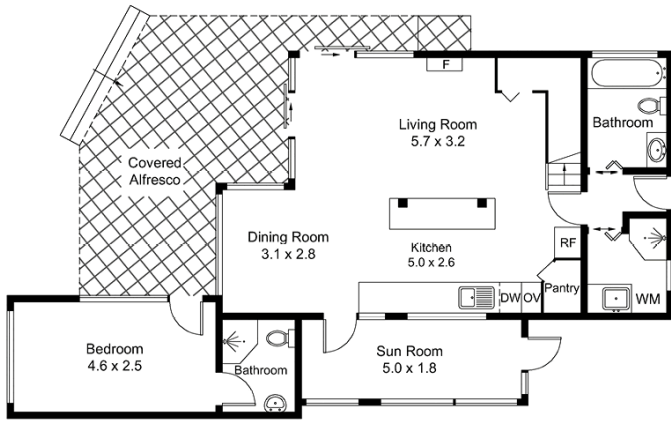
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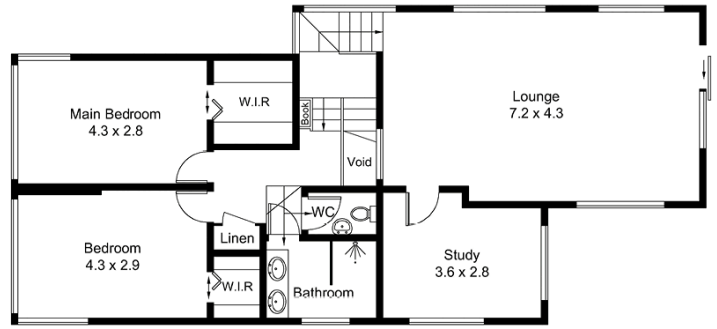
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Ground Floor = 79.9 Sq M



First Floor = 91.3 Sq M



(Site Plan Not To Scale)

Approximate Gross Internal Area = 171.2 sq m