



23 Marks Parade, Marks Point

## Absolute Waterfront Living With Unmatched Lifestyle Appeal

Positioned directly on the tranquil shores of Swan Bay, this beautifully updated three-bedroom, two-bathroom home offers a truly exceptional waterfront lifestyle in the heart of Marks Point. With direct access to the water, a shared jetty, and the option to include a boat in the sale, this is an incredibly rare opportunity to secure a home that delivers both everyday comfort and an enviable holiday-like atmosphere year-round.

From the moment you walk through the glass sliding entry door, the sweeping water views are the first thing you see - a breathtaking outlook that follows you through the open-plan living, dining, and kitchen areas. Large sliding doors open wide to bring in cooling lake breezes through the entire home, the wide 2.3m hallway creating a seamless indoor - outdoor flow onto the front deck, where uninterrupted views of Swan Bay set the tone for peaceful living and effortless entertaining.

The front waterfront deck itself is a standout feature, fitted with a German-engineered, electronically controlled shade system. With the touch of a button, you can adjust how much sunlight filters onto the deck and into the home, extending the usable outdoor space year-

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### AUCTION

Thu 12th Feb @ 6:00PM

### VIEW

Sat 7th Feb @ 12:00PM - 12:30PM

### AGENTS

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round while creating the perfect environment for alfresco dining, morning coffees, or sunset drinks.

Inside, the home continues to impress with a well-appointed kitchen featuring quality stone benchtops and a mirrored splashback that beautifully reflects the water views, whilst cooking on a quality five-burner gas cooktop. The open-plan design offers dining options both indoors and out, making it ideal for entertainers. All three bedrooms are generous in size, complete with built-in robes and their own split-system air-conditioning units, with the main bedroom featuring a large walk-in wardrobe for added convenience.

The two renovated bathrooms are fresh and modern and feature instantaneous gas hot water. They are equipped with frameless shower screens, rainfall showerheads, and quality finishes. In addition to the bathrooms, the home also features a beautiful powder room that contains its own basin and toilet. Throughout the home you'll find roller block-out blinds, a concealed European-style laundry, and additional hidden storage and study space tucked neatly into the hallway. The living area offers a gas heater styled like a traditional wood fire, adding warmth and character during the cooler months.

Practicality is well catered for with a secure garage, glazed anti-heat doors and windows for increased energy efficiency, space at the back of the property for a caravan or motor home with a trailer that can accommodate a unit up to 17.5m long with power and water, and an impressive 8kW solar system. In addition to this the home features live CCTV video at the front and back separate to the security system. The home enjoys an abundance of natural light, and you can launch your own kayaks or stand-up paddleboards from your front lawn.

Situated in a protected bay where conditions remain calm and gentle, the lifestyle here is second to none. You'll be just approx. 240m to local favourites like Papatya Café and Marks Point Village, approx. 550m to Marks Point Bowling Club and Baxter Field, approx. 1.3km to Belmont Golf and Bowls Club, and centrally positioned between Belmont CBD (approx. 3.3km) and Swansea CBD (approx. 5km).

Homes of this calibre - combining absolute waterfront living, modern upgrades, premium inclusions, and unmatched lifestyle appeal - are incredibly hard to find. This is your chance to secure a truly special property in one of Lake Macquarie's most desirable and safe bays.

(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.)

## MORE DETAILS

Property ID	1QJ1J
Property Type	House
Land Area	474.2 m2
Including	
	Ensuite
	Study
	Air Conditioning
	Alarm
	Dishwasher
	Built-in-Robes
	Area Views
	Boatshed/slipway
	Close to Schools
	Close to Shops
	Close to Transport
	Dining room



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FLOOR PLAN