







3 Lake Valley Way, Newlands Arm

YOUR COASTAL SANCTUARY WITH LAKE VISTAS

Set amidst beautifully landscaped, low maintenance coastal gardens, this charming home feels like your own private piece of paradise, perfectly positioned just an easy walk from the waterfront and a short drive to the boat ramp.
A full length front verandah welcomes you inside to a light filled open plan living space featuring soaring ceilings and stunning timber floors. The well appointed kitchen offers generous storage, an island bench, dishwasher, wall oven and electric cooktop, making it both practical and inviting. A separate formal lounge provides a peaceful retreat for quiet evenings or relaxed entertaining.
On the main level you'll find two generous bedrooms, a study or fourth bedroom, family bathroom, laundry and separate toilet. Upstairs, timber stairs lead to a versatile third living area that opens onto a covered balcony, the perfect place to unwind while taking in the lovely lake views. The spacious master suite is a true retreat, complete with walk-in robe, ensuite and its own private parents' lounge.
Comfort is assured year round with split system heating and cooling, while updated carpets add a fresh, modern touch. Outside, multiple outdoor living areas invite you to enjoy the coastal lifestyle, complemented by an impressive 7.7m x 7.7m garage with auto roller door and 2.7m clearance, a high clearance van port (3.4m) and a

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FOR SALE
$800,000 - $850,000 'NEW PRICE'

VIEW
By Appointment

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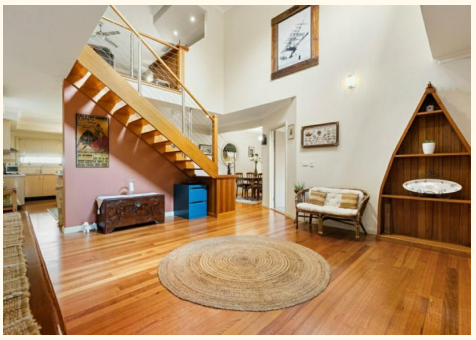
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Interested parties must rely solely on their own enquiries.

3.5kW solar panel system for energy efficiency.
A relaxed, coastal style haven offering space, views and effortless living in a superb location, with the added bonus of an optional jetty berth.

MORE DETAILS

Property ID	MR0FCA
Property Type	House
House Size	282.35 m2
Land Area	1161 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Balcony
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage
	Solar Panels
	Water Tank









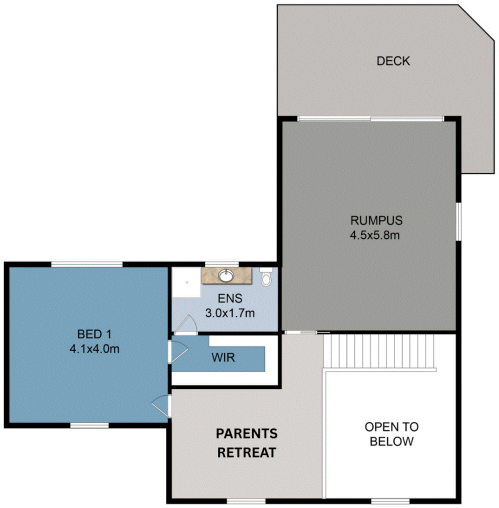


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UPPER FLOOR PLAN



LOWER FLOOR PLAN

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Disclaimer: Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate only. The producer or the agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.

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