



12 Somersham Avenue, Rathmines

## SINGLE LEVEL, LAKESIDE LIVING

Positioned just moments from the waterfront, this well-maintained family home offers an enviable lifestyle opportunity in the heart of Rathmines. Set on a generous block with rear vehicle access via council laneway, the property combines functionality, space and exciting potential - all complemented by charming lake glimpses.

Designed for comfortable family living, the home features multiple living zones, four well-proportioned bedrooms and a seamless connection to an expansive covered entertaining area - perfect for gatherings year-round.

Enjoy the convenience of being just a short stroll to the lakes edge, local playgrounds, boat ramp and only minutes to local shops, school and cafes. Whether you're seeking a permanent residence, weekend retreat or investment in a tightly held lakeside pocket, this is an opportunity not to be missed.

### PROPERTY HIGHLIGHTS

- Four bedrooms, including spacious master
- Two bathrooms
- Separate living and family rooms

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.

4 2 3

**FOR SALE**  
\$930,000

### AGENTS

Lachlan Porter  
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Telisha Moffat  
0481 157 243  
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### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800



- Functional kitchen with adjoining dining
- Large covered entertaining area
- Lake glimpses from the property
- Detached shed/garage at rear
- Double carport
- Rear vehicle access via council laneway
- Generous backyard with established trees

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID	ZFYF7Q
Property Type	House
Land Area	739.8 m2
Including	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Dining room Fenced Backyard

### Lachlan Porter 0435 737 131

Sales Executive | Independent Contractor |  
lachlan.porter@ljhooker.com.au

### Telisha Moffat 0481 157 243

Sales Associate to Lachlan Porter | telisha.moffat@ljhooker.com.au

### LJ Hooker Lake Macquarie (02) 4915 3800

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Rathmines

Total Internal Floor Area: 113 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



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**LJ Hooker**