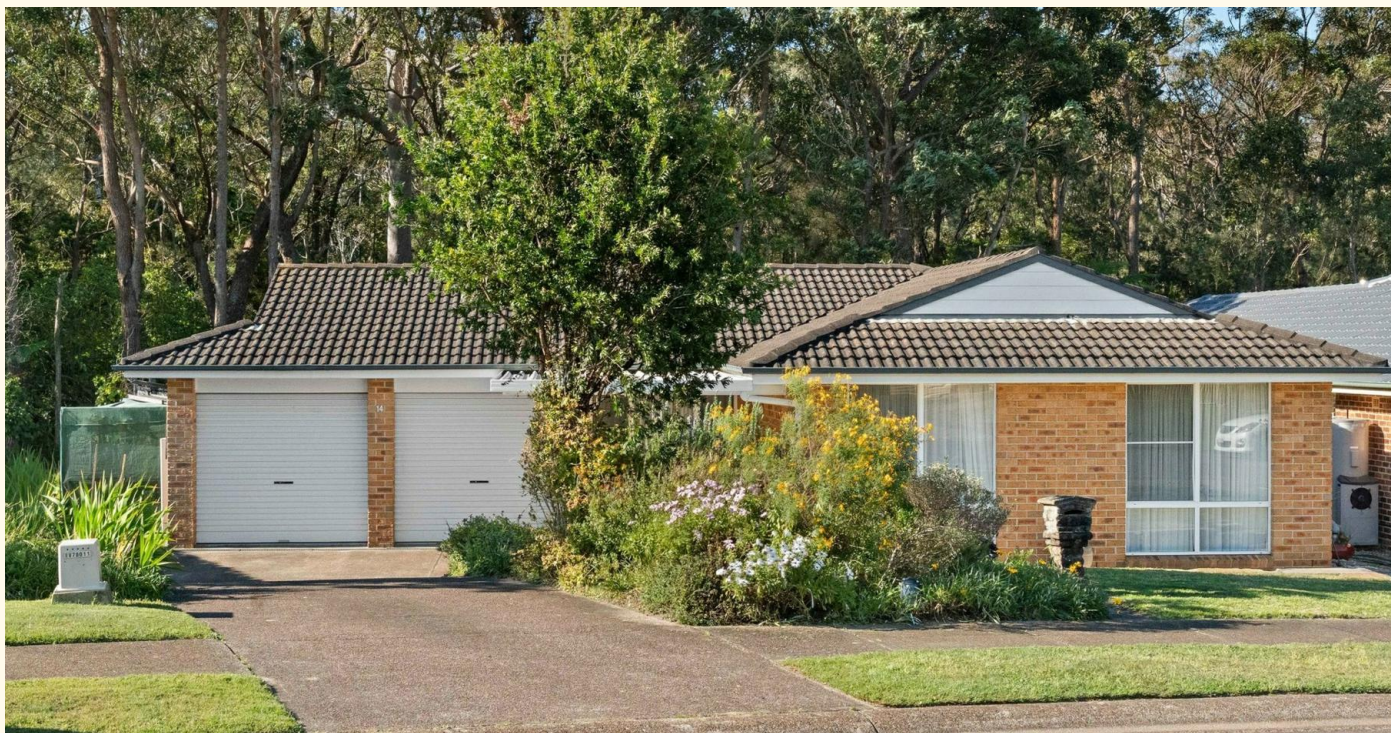




14 Starboard Close, Rathmines

## Single-Level Living with a Leafy Outlook

Set against a beautiful leafy backdrop, this inviting single-level home delivers generous living, everyday comfort and plenty of space for the whole family. Multiple living areas and a practical floorplan create excellent flexibility, with four bedrooms plus a home office or fifth bedroom.

The spacious kitchen and dining area flows to a covered outdoor entertaining space overlooking the established backyard-the perfect setting to relax, entertain or simply enjoy the peaceful surrounds. Complete with solar panels, established fruit trees and side access for boat or caravan parking, this home offers an appealing lifestyle in a convenient Rathmines location.

Property highlights:

- Comfortable single-level living with a peaceful leafy backdrop
- Four bedrooms plus a versatile home office or fifth bedroom
- Two separate living areas and a generous dining space
- Functional kitchen with breakfast bar and ample storage
- Two bathrooms plus a separate toilet
- Covered outdoor entertaining area overlooking the established backyard

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### FOR SALE

Buyers Guide \$1,100,000

### VIEW

Sat 24th Oct @ 1:45PM - 2:15PM

### AGENTS

Lachlan Porter

0435 737 131

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Maya O'Brien

0423 962 399

maya.obrien@ljhooker.com.au

### AGENCY

LJ Hooker Lake Macquarie

(02) 4915 3800

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.



- Solar panels for improved energy efficiency
- Established lemon, mandarin and navel orange trees
- Side access providing parking for a boat or caravan
- Double garage with internal access
- Close to Rathmines Public School, local shops, parks and the lake foreshore

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   | ZN9F7Q                                                                                                                                                                      |
| Property Type | House                                                                                                                                                                       |
| Land Area     | 714.9 m2                                                                                                                                                                    |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Built-in-Robes<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Internal access<br>Outdoor living |

### Lachlan Porter 0435 737 131

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

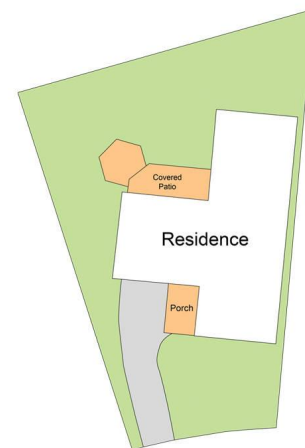
### Maya O'Brien 0423 962 399

Sales Associate to Lachlan Porter | maya.obrien@ljhooker.com.au

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

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282  
 lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au





SITEPLAN (NOT TO SCALE)



14 Starboard Cl,  
Rathmines



Total Internal Floor Area: 184m<sup>2</sup>

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.

