

## Rathmines, 17 Northminster Way

PREMIUM HOME, ADDRESS AND VIEWS!

Blue ribbon address, panoramic lake vista and a stunning high-quality home... It doesn't get much better!

First time offered to the market in 25 years, this tightly held package comes with all the features one could hope for. The home boasts a functional and expansive floorplan with the primary bedroom, kitchen, living and dining all on the upper level.

Large open plan living flows to outdoor entertaining on both levels, the perfect design to host family and friends or enjoy in peace whilst taking in your views.

The property has been built and maintained to an incredible standard, with expansive chef's kitchen, fantastic master suite, hardwood flooring and resort style pool. A standout home in a premium street.

Located close to the local shopping village, school, parks and boat ramps.



**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.



**For Sale**  
\$1,220,000

**View**  
[ljhooker.com.au/ZA2F7Q](http://ljhooker.com.au/ZA2F7Q)

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

## PROPERTY HIGHLIGHTS

- Expansive functional floorplan
- Panoramic lake views
- High quality construction
- Resort style pool area
- Huge kitchen with stone benching
- Hardwood timber flooring
- Solar with Tesla battery
- Large primary bedroom with exceptional ensuite
- Outdoor entertaining off both levels
- High ceilings throughout
- Ducted air conditioning
- Ducted vacuum
- Multiple living areas
- Oversized double garage
- Level access in off the street
- Close to local shopping village, parks and school
- Aluminium shutters throughout
- Security doors throughout

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 About this Property

<b>Property ID</b>	ZA2F7Q
<b>Property Type</b>	House
<b>Land Area</b>	705 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Area Views Carpeted Close to Schools Close to Shops Close to Transport Dining room

### Lachlan Porter 0435 737 131

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

### David Magin 0412 685 917

Senior Sales Executive | david.magin@ljhooker.com.au

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

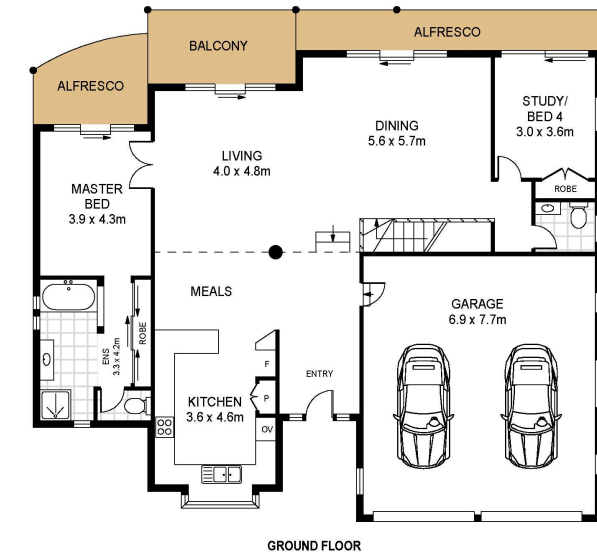
Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282

lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au

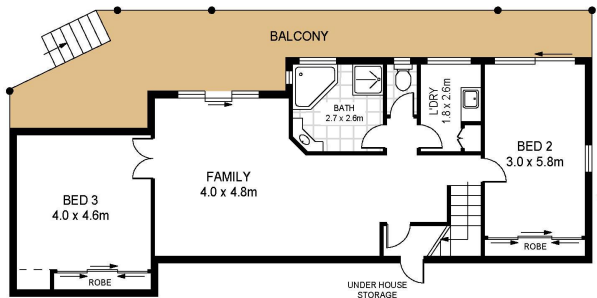


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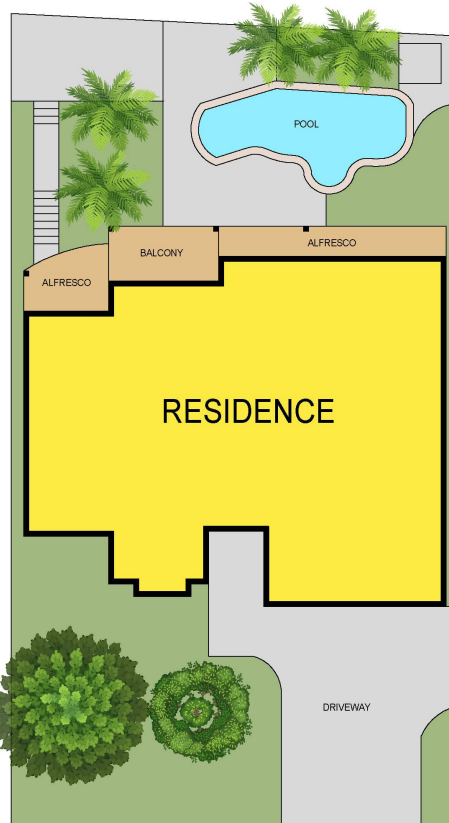
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GROUND FLOOR



LOWER GROUND FLOOR



17 Northminster Way  
Rathmines

Total Internal Floor Area: 298 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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