



## Rathmines, 18B Rosemary Row

### STROLL TO THE LAKE —MOVE IN FOR NEW YEARS!

Kick start your 2025 with this fantastic lifestyle property just moments from the water's edge of Lake Macquarie and the stunning parks, walking paths, shopping village, café's and restaurants on offer.

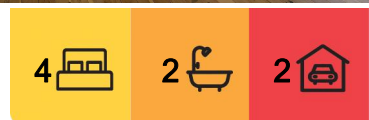
The home benefits from an Easterly aspect allowing for morning sun, natural light and fantastic breezes off the lake. With four spacious bedrooms, 2 bathrooms and multiple living areas across both levels this home offers ample room for the family and to entertain guests. Complete with home office space, large internal access garage and secondary driveway for secure caravan or boat parking.

#### PROPERTY HIGHLIGHTS

- Stroll to Lake Macquarie
- Great natural light



**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**  
\$785,000

**View**  
[ljhooker.com.au/Z7SF7Q](http://ljhooker.com.au/Z7SF7Q)

**Contact**  
**Lachlan Porter**  
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**LJ Hooker Lake Macquarie**  
**(02) 4915 3800**

- Four well appointed bedrooms
- Two bathrooms
- Multiple living areas
- Large home office
- Internal access garage
- Side access for secure caravan parking
- Timber floorboards
- Multiple outdoor entertaining areas
- Level fully fenced block
- Peaceful private street
- Close proximity to local school & shops

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

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## More About this Property

<b>Property ID</b>	Z7SF7Q
<b>Property Type</b>	House
<b>Land Area</b>	604.5 m2
<b>Including</b>	<ul style="list-style-type: none"> <li>Study</li> <li>Air Conditioning</li> <li>Toilets (2)</li> <li>Dishwasher</li> <li>Built-in-Robes</li> <li>Car Parking - Surface</li> <li>Carpeted</li> <li>Close to Schools</li> <li>Close to Shops</li> <li>Close to Transport</li> <li>Dining room</li> </ul>

### 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

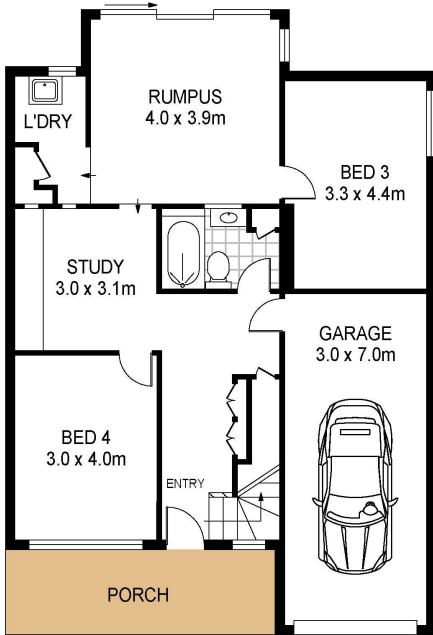
### LJ Hooker Lake Macquarie (02) 4915 3800

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

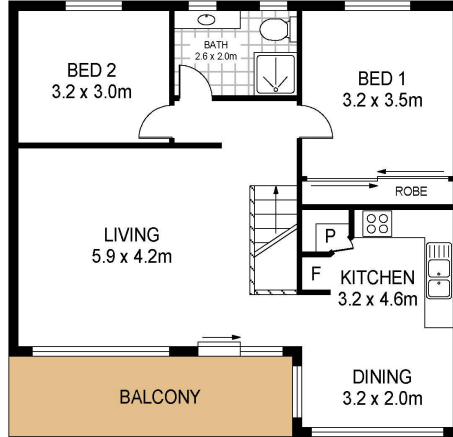


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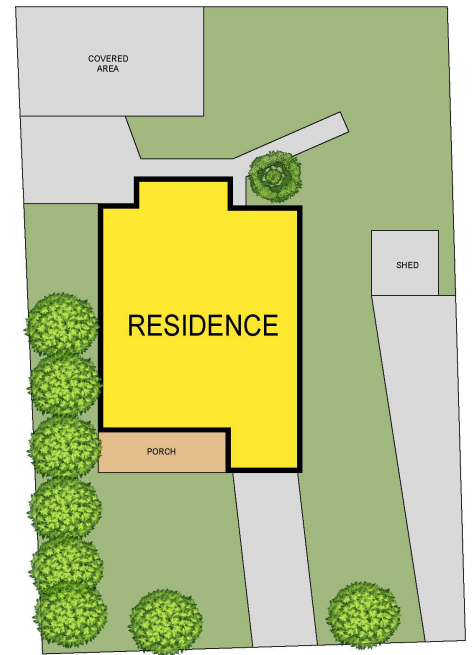
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GROUND FLOOR



FIRST FLOOR



18B Rosemary Row  
Rathmines



Total Internal Floor Area: 178 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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