



## Rathmines, 44 Harborne Avenue

### GRANDSTAND VIEWS - MODERN LIVING

Proudly positioned on Harborne Ave with stunning north east lake views, modern finishes and incredible flow from indoor to outdoor living which includes alfresco pool area off the rear and full width balcony at the front.

The home has been tastefully presented with high end kitchen and bathroom plus gorgeous timber floorboards throughout the main level. Offering multiple living areas and spacious bedrooms all with built ins, including the master suite with viewing terrace to the lake/ocean plus walk in robe and ensuite. With plenty of space for the family to spread out whilst being an absolute dream property for the entertainer.

Positioned on 1087sqm block the property offers plentiful parking, with large double garage, parking bay for boat or caravan plus additional U-turn/parking bay. Located a leisurely stroll to Rathmines shopping village, school, parks, and boat ramps, here you'll enjoy the epitome of this lakeside community.



**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**  
CONTACT AGENT

**View**  
[l.jhooker.com.au/Z8RF7Q](https://l.jhooker.com.au/Z8RF7Q)

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

## PROEPRTY HIGHLIGHTS

- Stunning lake views & ocean views
- Light filled NE aspect
- Modern kitchen
- Stunning main bathroom
- Incredible open plan living
- Alfresco & pool area off rear
- Self cleaning pool
- Full width north facing balcony
- Multiple living areas
- Hardwood timber floorboards
- Low maintenance landscaping
- Double garage plus
- Caravan/boat parking bay
- Casual stroll to shopping village, park & lake
- Close to school and boat ramps

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>	Z8RF7Q
<b>Property Type</b>	House
<b>Land Area</b>	1087.7 m2
<b>Including</b>	Ensuite Toilets (3) Dishwasher Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Dining room Fenced Backyard

### Lachlan Porter 0435 737 131

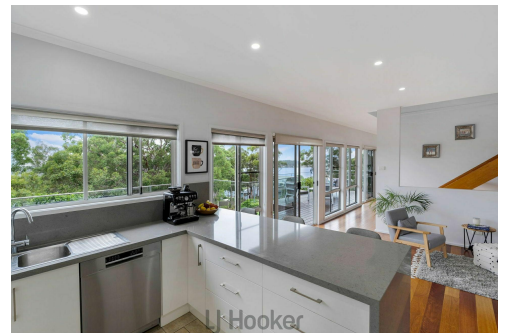
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### Telisha Moffat 0481 157 243

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

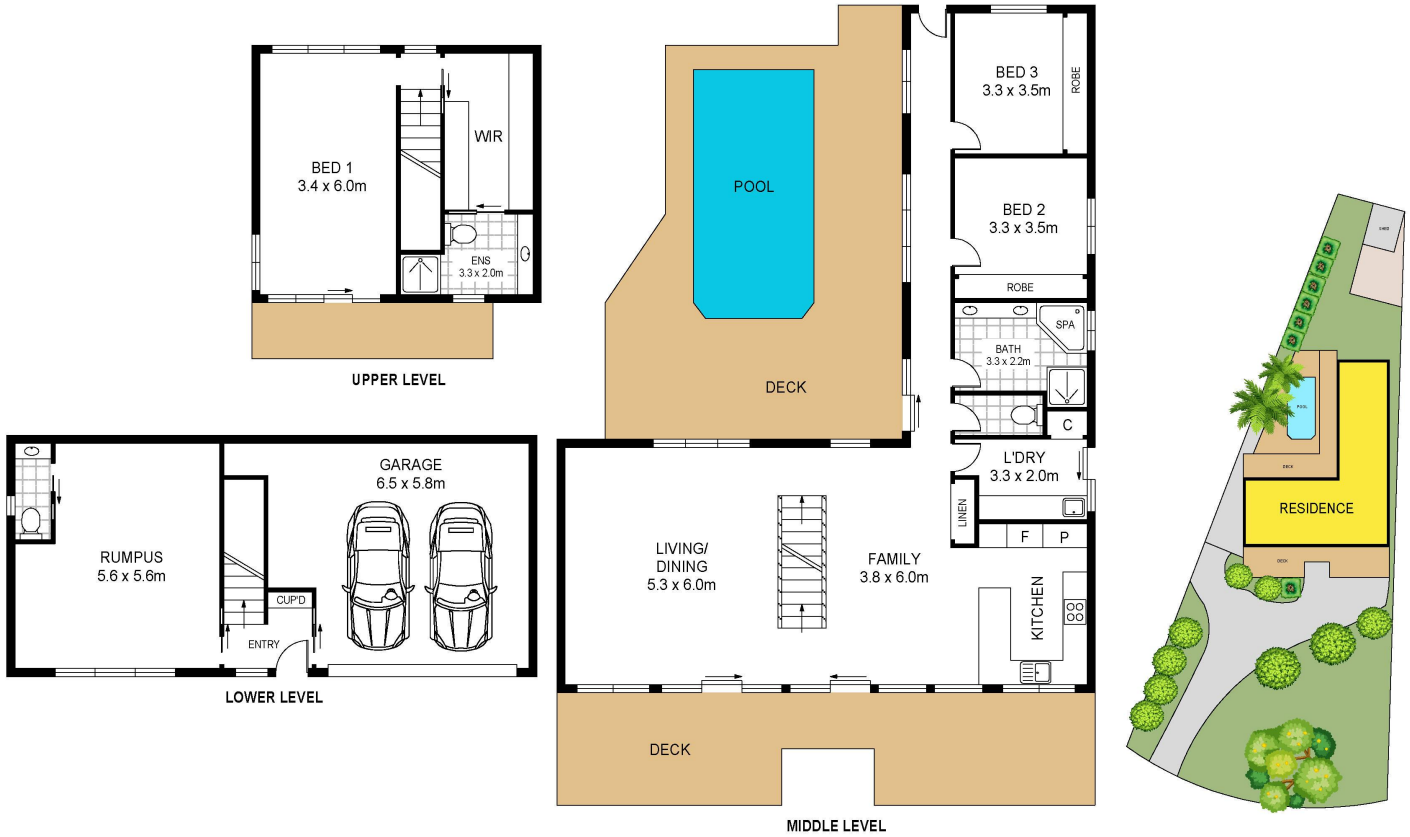
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Rathmines

Total Internal Floor Area: 256 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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