

4 Atkin Avenue, Speers Point

## Owner Has Moved - Motivated to Sell, Elevated, Renovated and Backed by the Bush

The owners have already moved into their new home and are committed to a sale. This is not a test of the market - they need this sold, and that creates a genuine opportunity for the right buyer to secure an outstanding property at a price that reflects real motivation.

Tucked into one of Speers Point's most private pockets, 4 Atkin Avenue is a home that wraps itself around you. The bush escarpment rises at the rear, native greenery presses in from every angle, and inside, a complete renovation has delivered something genuinely special - raked ceilings, rich timber floors, designer bathrooms and a kitchen that earns its place at the centre of the home. Light moves through this home all day, and when the sun drops, the rear deck and firepit take over. It's the kind of place that's hard to leave in the morning.

- Three bedrooms, two designer bathrooms including ensuite
- Two separate living areas, both opening to alfresco decks
- Renovated kitchen with induction cooktop, open shelving and adjoining dining
- Dedicated study zone

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.

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### FOR SALE

Price Guide \$1,250,000 - \$1,315,000

### VIEW

Sat 1st Aug @ 11:00AM - 11:30AM

### AGENTS

Mark Campbell  
0412 912 312  
mark.campbell@ljhooker.com.au

Jake Graham  
0423 169 195  
jake.graham@ljhooker.com.au

### AGENCY

LJ Hooker Lake Macquarie  
(02) 4915 3800



- Raked ceilings, floating timber floors, freshly painted throughout
- Covered alfresco deck and rear entertaining area with firepit - bush backdrop
- Sunny front patio plus drive-up access to auto double garage
- Ducted air-conditioning and rooftop solar panels
- Dramatic bush escarpment outlook to the rear
- Minutes to Speers Point Park, Warners Bay waterfront dining and Stockland Glendale

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   | ZKKF7Q   |
| Property Type | House    |
| Land Area     | 704.7 m2 |

**Mark Campbell 0412 912 312**

Director - General & Sales Manager |  
mark.campbell@ljhooker.com.au

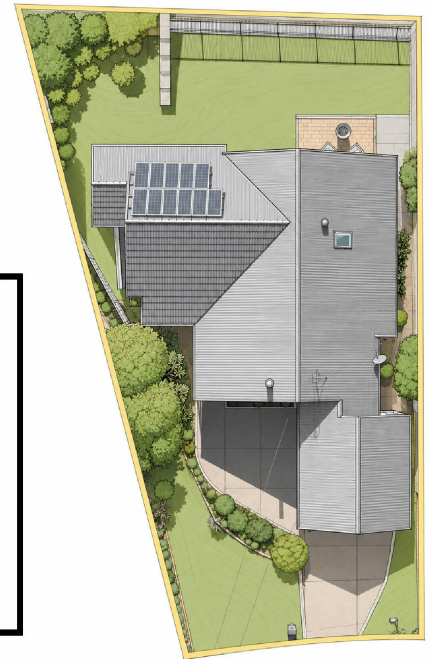
**Jake Graham 0423 169 195**

Sales Executive | jake.graham@ljhooker.com.au

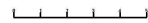
**LJ Hooker Lake Macquarie (02) 4915 3800**

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282  
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4 Atkin Avenue  
Speers Point



Total Internal Floor Area: 180 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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