



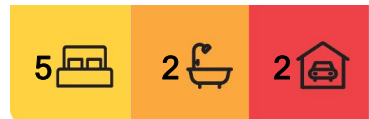
## Summerland Point, 41 Warrina Avenue

Coastal Charm Just Moments from the Water

Just a short stroll from the tranquil lakefront, this immaculate five-bedroom family home is move-in ready and offers the ultimate relaxed coastal living. Thoughtfully designed for both comfort and functionality, it features multiple living zones across two spacious levels, all enhanced by modern finishes and a fresh, contemporary style.

Air-conditioned living areas upstairs and down ensure year-round comfort, while expansive front and rear decks—one fully covered—create ideal spaces for entertaining or enjoying the sea breeze. At the heart of the home is a beautifully appointed kitchen with a sleek glass splashback and quality stainless steel appliances, perfect for the home chef. All five bedrooms are generously sized with ceiling fans, and four include built-in wardrobes. Both bathrooms have been stylishly updated, adding a modern touch to this already impressive home.

Outside, manicured lawns and ample space for outdoor enjoyment complete the picture. A high-clearance carport leads to a detached double garage, with extra parking and a separate workshop—ideal for storing a boat, jet skis, or caravan.



**For Sale**  
Please Call

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[ljhooker.com.au/N5THPC](http://ljhooker.com.au/N5THPC)

**Contact**  
**Kimberly Bell**  
0410 437 031  
[kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)  
**Damian Montgomery**  
0414 856 932  
[dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)



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**LJ Hooker Budgewoi | Toukley**  
**(02) 4390 5555**

With 22 solar panels and solar hot water, the home is energy-efficient and cost-effective. Located within easy walking distance to deep water lake access and local shops, this is a rare opportunity to secure a peaceful lifestyle in one of the area's most sought-after pockets.

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## More About this Property

<b>Property ID</b>	N5THPC
<b>Property Type</b>	House
<b>Land Area</b>	537 m2
<b>Including</b>	Air Conditioning Toilets (2) Balcony Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels Solar Hot Water

### Kimberly Bell 0410 437 031

Sales - Licensed Agent | [kbell.budgewoi@ljhooker.com.au](mailto:kbell.budgewoi@ljhooker.com.au)

### Damian Montgomery 0414 856 932

Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

### LJ Hooker Budgewoi | Toukley (02) 4390 5555

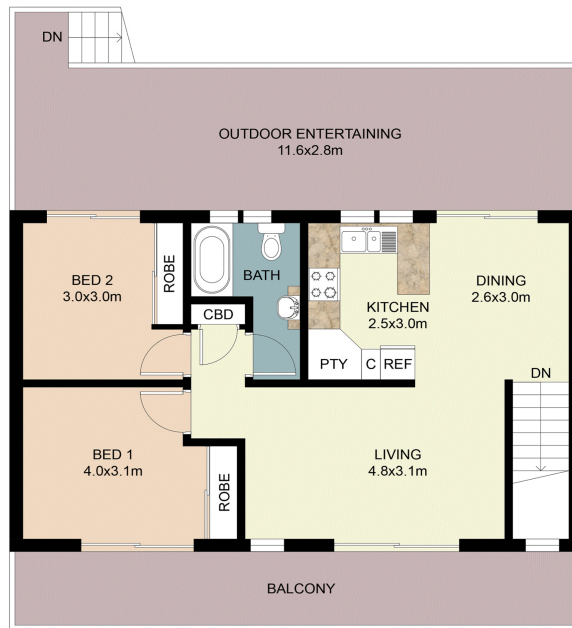
85-87 Scenic Drive, BUDGEWOI NSW 2262

[budgewoi.ljhooker.com.au](http://budgewoi.ljhooker.com.au) | [budgewoi@ljhooker.com.au](mailto:budgewoi@ljhooker.com.au)

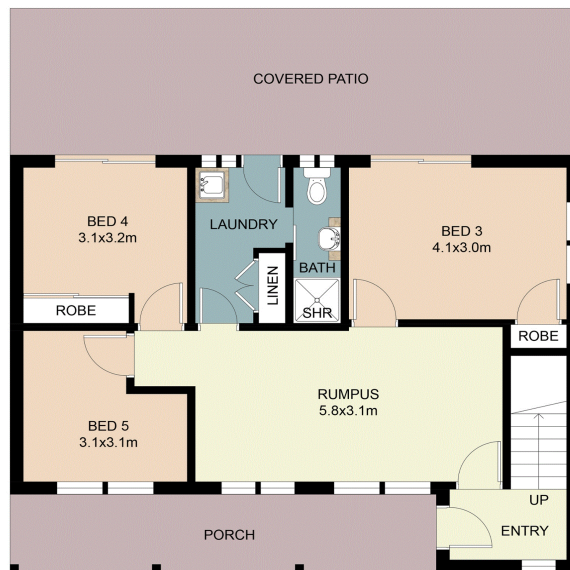


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FIRST FLOOR



GROUND FLOOR

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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