



## Sunshine, 21 Sunshine Parade

### ABSOLUTE WATERFRONT

A boaties dream! Rarely do we see waterfronts with boating facilities like this, the entire lower-level measuring at 166sqm is currently dedicated to boat storage including dual roller door access to the water, boat winch and private boat ramp.

The property offers breathtaking views with a vast north east aspect across Lake Macquarie and a highly functional single level design that has been meticulously maintained.

With all the potential in the world, simply move in and enjoy this one of a kind lake house with irreplaceable boat storage or, upgrade and expand by opening up a staircase to the lower level to create an expansive waterfront home. (total floorplan including boatshed level is over 300sqm).

#### PROPERTY HIGHLIGHTS



**For Sale**  
\$1,465,000

**View**  
[ljhooker.com.au/ZB3F7Q](http://ljhooker.com.au/ZB3F7Q)

**Contact**  
**Lachlan Porter**  
0435 737 131  
[lachlan.porter@ljhooker.com.au](mailto:lachlan.porter@ljhooker.com.au)  
**Telisha Moffat**  
0481 157 243  
[telisha.moffat@ljhooker.com.au](mailto:telisha.moffat@ljhooker.com.au)



**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.

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

- Absolute waterfront
- Enormous dual boatshed
- Private boat ramp
- Incredible North East aspect
- Stunning views
- Immaculately presented
- Functional single level design
- Quiet cul de sac
- Public jetty just 2 doors up
- Potential to create internal access to lower level
- Open plan living
- Easy access to the M1 for Syd travel
- Close proximity to local schools and 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.

## More About this Property

<b>Property ID</b>	ZB3F7Q
<b>Property Type</b>	House
<b>Land Area</b>	524.8 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (4) Dishwasher Built-in-Robes Boatshed/slipway Carpeted Close to Shops Close to Transport Dining room Internal access

### 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

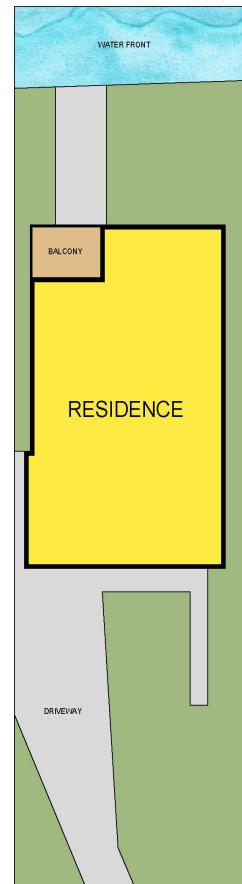
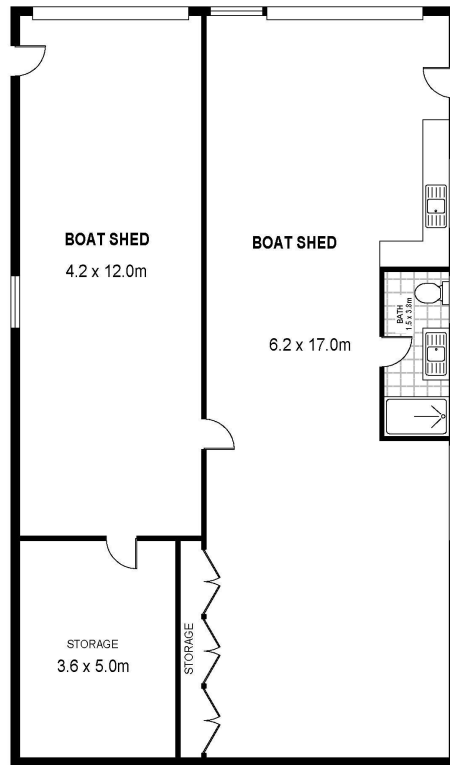
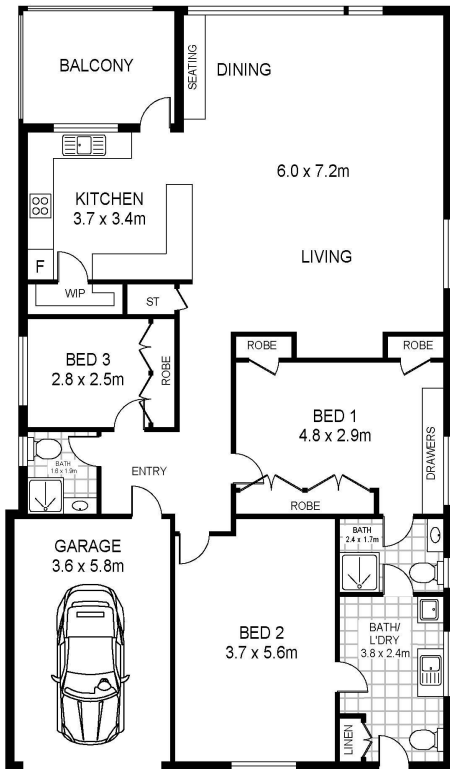
### LJ Hooker Lake Macquarie (02) 4915 3800

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



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

**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.



BOAT SHED

**LJ Hooker** 21 Sunshine Parade  
Sunshine



Total Internal Floor Area: 166 sqm (Excluding Shed)

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

