






202 Parbury Road, Swansea

## Spacious Family Home with Endless Flexibility in Coastal Swansea

Expressions of Interest Closes Tuesday 28th October 5pm

Nestled between Lake Macquarie and the golden sands of Hams Beach, this versatile five-bedroom, two-bathroom dual-level home delivers the best of coastal and lakeside living. Positioned in the heart of Swansea, it offers an enviable lifestyle where every day feels like a holiday, with swimming, fishing, boating, and beach walks all just moments away.

Designed with space and flexibility in mind, this home caters to a wide range of buyers—from growing families to investors and those considering Airbnb potential. Upstairs, you'll find bright and airy open-plan living, a well-appointed kitchen with electric cooking and abundant storage, and seamless flow to the balcony where northerly views and lake glimpses set the perfect backdrop for morning coffees or sunset relaxation. The master bedroom includes its own ensuite and balcony access, adding an extra layer of privacy and convenience.

5  2  2 

**FOR SALE**  
\$1,025,000

### AGENTS

Steven Georgalas  
0499 191 411  
steven@ljhookerbelmont.com.au

Sebastian Orpin  
sebastian@ljhookerbelmont.com.au

### AGENCY

LJ Hooker Belmont  
(02) 4945 8600

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**

The lower level provides four additional bedrooms, another full kitchen, and two sunrooms, offering excellent potential for multi-generational families, extended guests, or independent living arrangements. A private, fully fenced backyard completes the picture-ideal for kids, pets, and entertaining alike. The raised deck and shaded alfresco area provide plenty of space for barbecues or lazy summer afternoons beneath the beautiful established tree.

A two-room studio, created from a garage conversion, adds even more versatility-perfect as a home office, gym, creative space, or guest retreat. With its private entrance, it's a practical addition for modern families or work-from-home setups.

Everyday comforts are covered with split system air-conditioning in the master bedroom, ceiling fans throughout, and solar hot water supported by two rainwater tanks for an eco-friendly touch. Secure parking is also included, with room for two vehicles.

Located in a thriving coastal community, the home is approx. 1.8km to Swansea Public School, approx. 2.5km to Swansea High School, and moments to shops, cafés, and dining. With both the lake and the beach at your doorstep, this property represents not just a home, but an incredible lifestyle opportunity in one of the region's most sought-after pockets.

(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations).

## MORE DETAILS

Property ID	ZJ1J
Property Type	House
Land Area	695.6 m2
Including	Study
	Air Conditioning
	Courtyard
	Dishwasher
	Built-in-Robes
	Area Views
	Car Parking - Surface
	City Views
	Close to Schools
	Close to Shops
	Close to Transport

**Steven Georgalas 0499 191 411**

| [steven@ljhookerbelmont.com.au](mailto:steven@ljhookerbelmont.com.au)

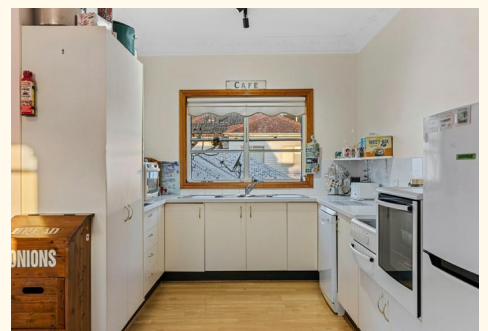
**Sebastian Orpin**

| [sebastian@ljhookerbelmont.com.au](mailto:sebastian@ljhookerbelmont.com.au)

**LJ Hooker Belmont (02) 4945 8600**

562 Pacific Highway, BELMONT NSW 2280

11642 | [office@ljhookerbelmont.com.au](mailto:office@ljhookerbelmont.com.au)





(NOT IN POSITION)



GROUND FLOOR



FIRST FLOOR

TOTAL AREA : 198m<sup>2</sup>

202 Parbury Road, Swansea