



2a Seventh Avenue, Toukley

## Your Dream Waterfront Lifestyle Awaits!

Offering an exceptional opportunity to secure a sought-after coastal lifestyle, this immaculately presented absolute waterfront residence combines comfort, style, and breathtaking lake views.

The home features 3 generously sized bedrooms, all with built-in robes, including a master suite with ensuite. A modern kitchen with island benchtop flows seamlessly into the spacious living and dining areas, while the renovated family bathroom and European laundry add further convenience and appeal.

Step outside to enjoy the inground swimming pool and expansive rear veranda, perfectly positioned to capture sweeping views across Budgewoi Lake.

Additional features include a double carport with ample space for vehicles or boats, timber flooring, 2 air conditioning units, ceiling fans, and plantation shutters throughout.

Ideally located just moments from the boat ramp, parklands, local shops, schools, and some of the Central Coast's most beautiful beaches, this outstanding waterfront property presents a rare lifestyle

3 2 2

**FOR SALE**  
\$1,350,000 - \$1,450,000

**VIEW**  
Sat 13th Jun @ 10:30AM - 11:00AM

**AGENTS**  
William Davies  
0422 082 993  
wdavies.budgewoi@ljhooker.com.au

Damian Montgomery  
0414 856 932  
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**AGENCY**  
LJ Hooker Budgewoi | Toukley  
(02) 4390 5555

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

opportunity.

For more information or to arrange a private inspection, contact William Davies on 0422 082 993.

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## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | NP1HPC           |
| Property Type | House            |
| Land Area     | 822 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (2)      |
|               | Pool             |
|               | Deck             |
|               | Dishwasher       |
|               | Floorboards      |
|               | Built-in-Robes   |
|               | Secure Parking   |

### William Davies 0422 082 993

Sales â€“ Licensed Agent | [wdavies.budgewoi@ljhooker.com.au](mailto:wdavies.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

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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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