



41 Lake Street, Tuross Head

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## Cul-De-Sac Street Close to the Lake

**FOR SALE**  
NEW PRICE \$850,000

### AGENTS

Garry Robertson  
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### AGENCY

LJ Hooker Tuross Head  
(02) 4473 6600

MOTIVATED SELLER | PRICED TO SELL

This three bedroom property with self-contained studio has a huge amount of space and lots on offer.

The home has a lower foyer entry with large third bedroom (BIR and fireplace), separate toilet, separate laundry with rear access door, and separate shower room with adjacent traditional Finnish sauna (wood burn or electric heating options, and room to install an ice bath if wanted!). There is an 8.5m length garage at the side of the lower level. Internal stairs from the hallway lead to the upper level (hardwood floors throughout), with a well-lit lounge room (RC/AC and fireplace), a front balcony with views to the lake, a great dining space, with access to the new full length timber deck (with stairs to the rear yard), and a spacious modern kitchen with all new appliances. Also, upstairs, bedroom two (BIR), and the main bedroom (BIR), with en-suite shower/toilet, and access to the rear deck.

The block is fully fenced with two access gates, with a pebble driveway to the garage and a concrete parking bay at the other side. At the rear of the property, you will find a fully self-contained studio

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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**

with its own kitchenette and bathroom - ideal as a fourth bedroom, guest accommodation, a home office, or even a peaceful yoga or meditation space. There is also a covered annexe attached to the studio, and a separate shed/workshop. The gardens also offer an array of native plants and fruit trees.

Recent Improvements include:

Rear deck/access door, with stairs to yard; shed/workshop; covered annexe to studio; concrete parking at side of house; new fencing (full block) with two gates; pebble driveway; 6.5kw solar back to grid; new stove and range hood; new dishwasher; new hot water service (300ltr); new security screens; NBN connection to house. Any required council approvals/certificates for recent works have been obtained.

This a well-built home with lots to offer for a relaxed and healthy coastal lifestyle. Just a short stroll to the scenic lakeside walkway/cycleway to shops and beach.

The home is owner occupied, and notice is appreciated to manage the pets!

## MORE DETAILS

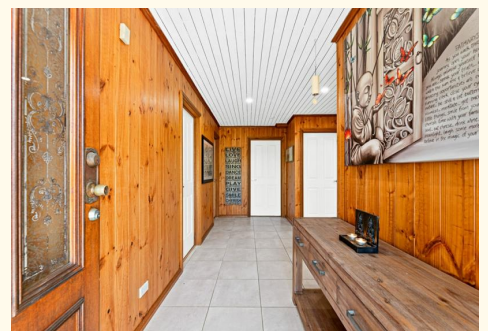
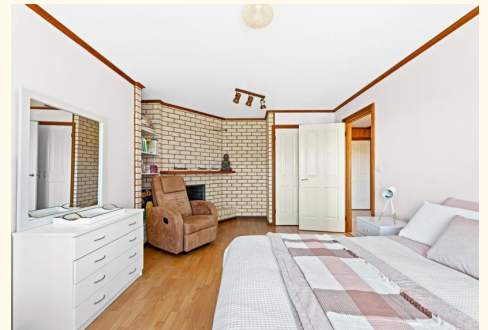
Property ID	41KH8R
Property Type	House
Land Area	556 m2
Including	Dishwasher Floorboards Workshop Built-in-Robes Fully Fenced Remote Garage

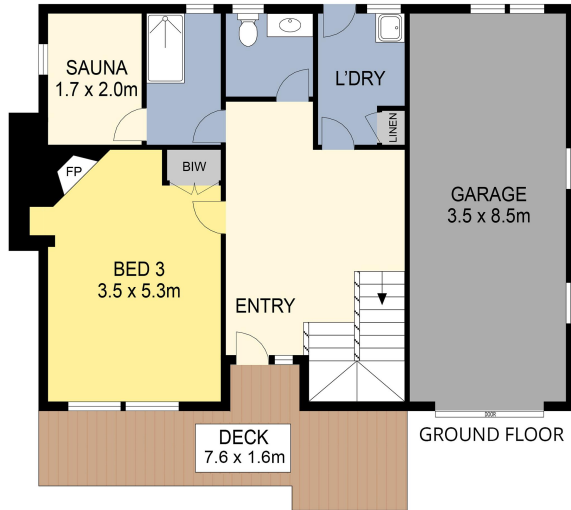
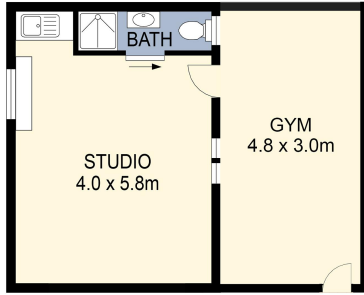
**Garry Robertson 0435 008 465**

Sales Consultant | [grobertson.turosshead@ljhooker.com.au](mailto:grobertson.turosshead@ljhooker.com.au)

**LJ Hooker Tuross Head (02) 4473 6600**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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