



4/49 Lurnea Crescent, Valentine




OFF MARKET OPPORTUNITY | Lakeside Living with Village Convenience

Currently leased until 7th August 2026, offering flexibility for investors or those planning ahead to move in at a later date.

Positioned just metres from Valentine Village and the shores of Lake Macquarie, this well-presented strata townhouse offers a low maintenance lifestyle in a highly sought after lakeside location. Whether you are looking to invest, secure your first home or downsize without compromise, this is an opportunity not to be missed.

Set within a quiet street, the home delivers everyday convenience with everything you need within walking distance, including shops, cafés, schools and the lake. Its easy care design and practical layout make it ideal for those seeking comfort, simplicity and lifestyle.

Offering a functional two-level layout, the home provides a seamless connection between indoor and outdoor living, with a covered entertaining area and low maintenance yard enhancing its overall appeal. The well considered floorplan ensures comfortable day to day living, making it a home that is easy to enjoy now and into the future.

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FOR SALE
\$750,000 - \$800,000

VIEW
By Appointment

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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**

Features You Will Love:

- Two well proportioned bedrooms, both with built in robes and ceiling fans
- Light filled lounge and separate dining area providing comfortable everyday living
- Modern kitchen with gas cooktop and stainless steel appliances
- Air conditioning to the main living area for year round comfort
- Spacious tiled bathroom
- Internal laundry with second WC
- Covered timber deck ideal for outdoor living and entertaining
- Low maintenance grassed courtyard
- Study nook, perfect for working from home or student use
- Additional features including shutters and skylight
- " Single lock up garage with automatic door
- " Prime location just metres from Valentine Village, local cafés and Lake Macquarie
- Strata fees \$1113 per quarter
- Council rates \$495.30 per quarter

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 DETAILS

Property ID	ZB9HN8
Property Type	Townhouse
House Size	57 m2
Land Area	159 m2
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Fenced Backyard Internal access Lounge

Rebecca Velkovski 0410 524 437

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