41 BEACH ROAD





# Wangi Wangi, 41 Beach Road
## WATERFRONT ROAD RESERVE

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Enjoy this premium position with sandy waterfront reserve in your front yard!  Ideal for swimming, fishing, kayaking or a walk along the waters edge, this property offers the premium lakeside lifestyle we dream of.
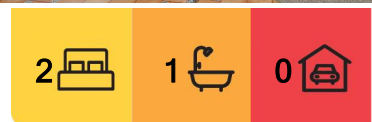
The house is large in volume and liveable although in need of some TLC. A opportunity for someone that wants this premium lifestyle location, looking to add value themselves and create equity fast. Ideal for a holiday home, or to renovate/rebuild your dream home on the lake.

PROPERTY HIGHLIGHTS

-Direct access to Lake Macquarie

-Stunning Views

-Sandy foreshore ideal for swimming

**For Sale**
EXPRESSIONS OF INTEREST CLOSING 10.02.25

**View**
By Appointment

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

**LJ Hooker**

-Large home full of potential

-550m to local school

-1.2km to shopping village

-1.2km to Dobell Park and boatramp

-Local RSL, pub, bowling club, workers club, café's and more!

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

| Property ID | Z8CF7Q |
|---|---|
| Property Type | House |
| Land Area | 632.3 m² |
| Including | Toilets (1) |

**Lachlan Porter 0435 737 131**
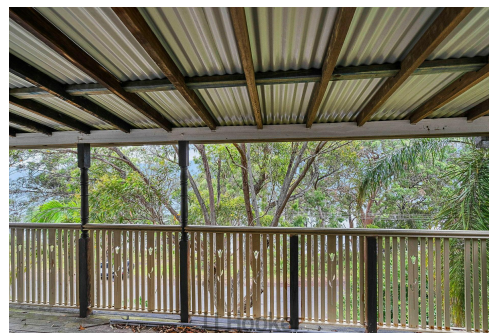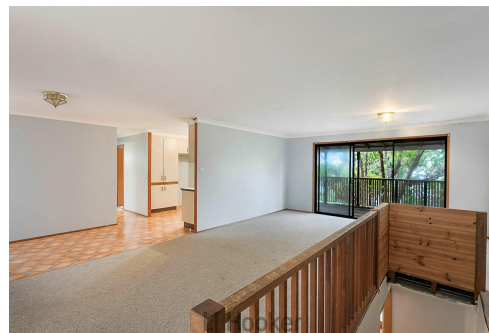Sales Executive | Independent Contractor | lachlan.porter@ljhooker.com.au
**Telisha Moffat 0481 157 243**
Sales Associate to Lachlan Porter | telisha.moffat@ljhooker.com.au
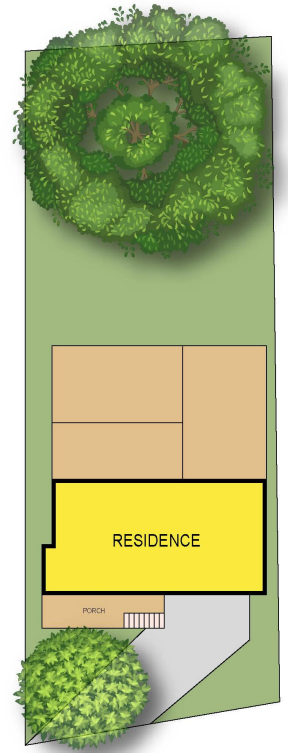
**LJ Hooker Lake Macquarie (02) 4915 3800**
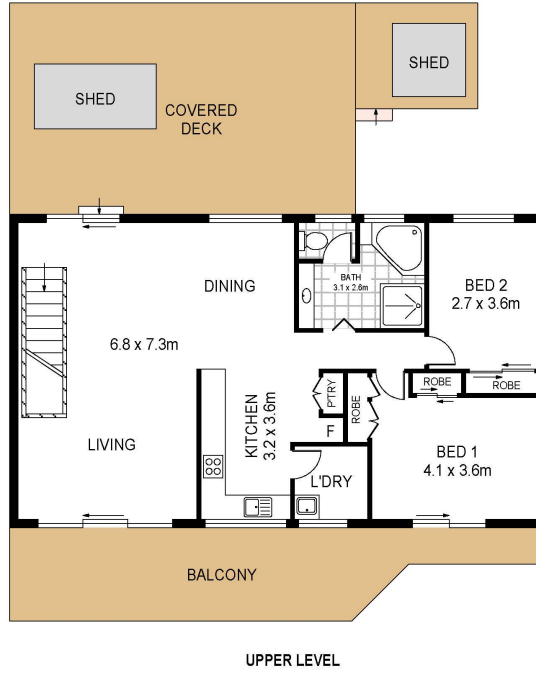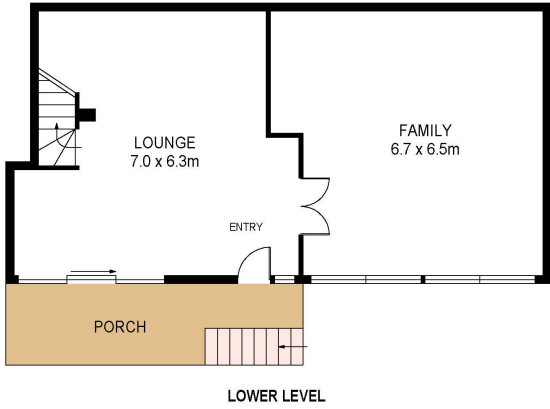Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282
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## LOWER LEVEL

LOUNGE
7.0 x 6.3m

FAMILY
6.7 x 6.5m

ENTRY

PORCH

**LOWER LEVEL**

## UPPER LEVEL

SHED

COVERED DECK

SHED

DINING

6.8 x 7.3m

LIVING

KITCHEN
3.2 x 3.6m

PTRY

F

ROBE

L'DRY

BATH
3.1 x 2.8m

BED 2
2.7 x 3.6m

ROBE

ROBE

BED 1
4.1 x 3.6m

BALCONY

**UPPER LEVEL**

RESIDENCE

PORCH

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41 Beach Road
Wangi Wangi

Total Internal Floor Area: 188 sqm

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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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.
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