







Wangi Wangi, 85 Watkins Road

PARADISE FOUND

3 2 2

For Sale
$2,050,000

View
ljhooker.com.au/4B1H7X

Contact
Arlene Field
0406 623 570
arlene.field@ljhooker.com.au

Designer eco house with magnificent lake views in beautiful Wangi Wangi.

This modern architecturally designed home offers entertaining and lifestyle opportunities unlike any other.

* All living and bedroom areas are north facing with extensive lake views. Large windows in both living rooms roll back completely to blend seamlessly with covered balconies overlooking the lake.
* Open plan, split level design abundant with natural light and versatile living options.
* The upper floor boasts open plan living area with large entertainers kitchen complete with electric rotisserie oven, gas cooktop and quality appliances. Bi-fold windows open to the view and lake breeze. This floor also features spacious living room featuring a gas fireplace, plus large dining room and study nook.
* The master suite offers a huge ensuite including spa plus walk-in robe. The view

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LJ Hooker Wangi Wangi
(02) 4975 1644

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dominates the bedroom which is breathtaking at night with the moon over the lake.
* The lower level consists of two large bedrooms plus second living area complete with kitchenette/bar; huge bathroom with bath; large laundry room and walk-in storage room.
* The house won the MBA Excellence in Building Awards for energy efficiency and environment sustainability 2013. Passive solar design moderates temperature all year round. Active solar design with extensive solar panels and a Tesla Powerwall 11 battery combines to achieve minimal power costs and automated backup power.
* Ideal location to moor a boat and enjoy a range of activities on the lake including fishing, kayaking and swimming.

On the shores of Lake Macquarie, Wangi Wangi is less than an hour from Wahroonga. Enjoy strolling along the lake to the local shops, clubs and restaurants or sitting on your balcony watching the boats sail by during the day, and the moon rise over the lake at night.

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.











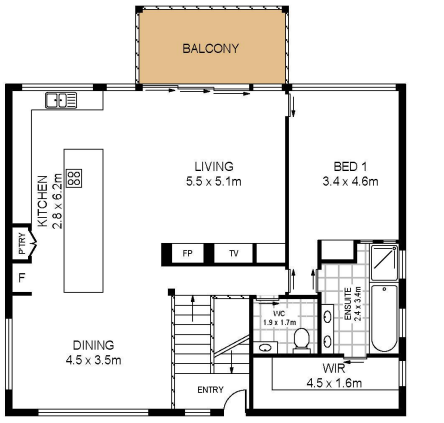
More About this Property

Property ID	4B1H7X
Property Type	House
Land Area	746 m²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Dining room Fenced Backyard Kitchenette Lounge Rumpus/Family room Storage Verandah

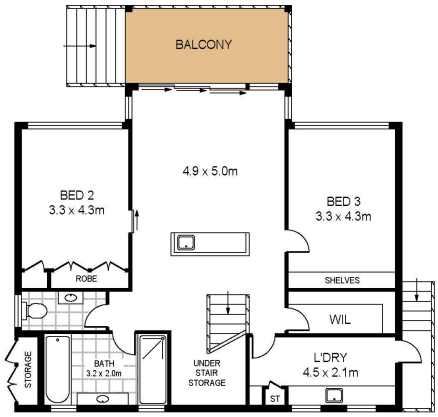
Arlene Field 0406 623 570
Sales Executive | arlene.field@ljhooker.com.au

LJ Hooker Wangi Wangi (02) 4975 1644
Shop 3/232 Watkins Road, WANGI WANGI NSW 2267
wangiwangi.ljhooker.com.au | wangiwangi@ljhooker.com.au

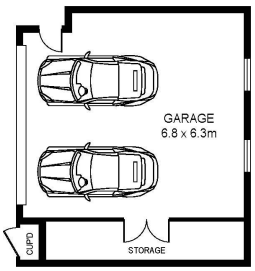
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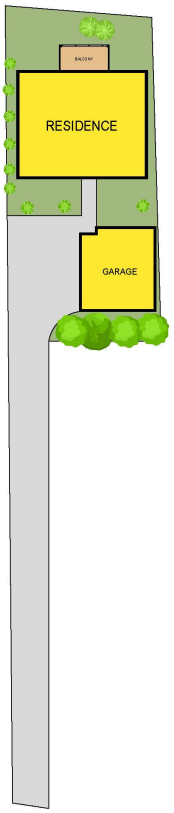


UPPER LEVEL



LOWER LEVEL





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Wangi Wangi

Total Internal Floor Area: 226 sqm (Excluding Garage)

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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