



## Wangi Wangi, 92 Watkins Road

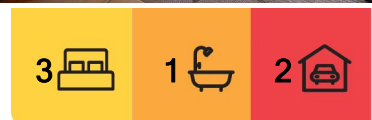
### POTENTIAL PLUS +

This single level home is bursting with potential and will suit any buyer looking for lake views, space and exceptional value!

- \* Enjoy the best of lakeside living with access to the waterfront just 100 metres from your door. Moor a boat close by, throw a line in from the nearby jetty, or enjoy late afternoon walks by the water. It's all here waiting for you!
- \* Looks can be deceiving - this home is so much bigger than it looks on the outside! Multiple living areas plus 3 large bedrooms with huge built-in wardrobes.
- \* Lake views from bedroom, kitchen, sunroom and lounge room plus potential to maximise the views with a second storey!
- \* Original timber floor boards are hiding under the existing floor coverings - these will look amazing once restored!
- \* Single level living throughout. Wheelchair and walker accessibility via wide pathway at the side, leading to level entry at the backdoor.



**Disclaimer:** 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.



#### For Sale

\$750,000

#### View

[ljhooker.com.au/3SVH7X](http://ljhooker.com.au/3SVH7X)

#### Contact

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**LJ Hooker Wangi Wangi**  
**(02) 4975 1644**



- \* Double carport and room to park a boat or additional vehicle
- \* Large allotment - almost 900sqm - plenty of room for additional storage shed, pool or granny flat (subject to council approval)

Invest now - build your dream home later! Wangi Wangi remains one of Lake Macquarie's most beloved suburbs with popularity continuing to soar. Just 20 minutes to the M1 and train station, this beautiful village offers the best in lakeside living with shops, restaurants, cafes and art galleries to enjoy.

Call today to arrange your inspection!

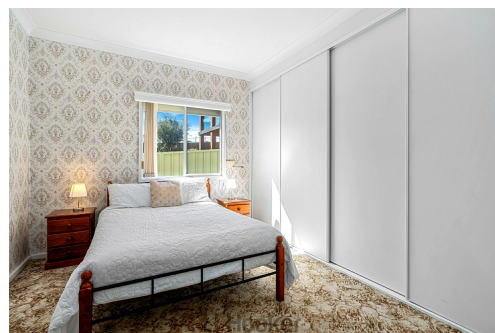
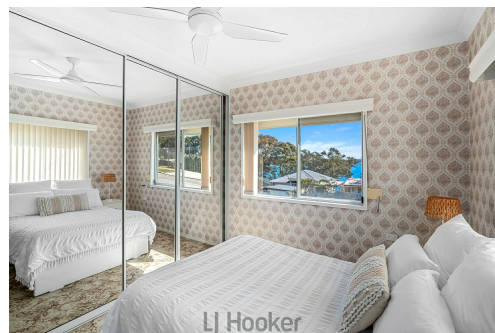
The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

Property ID	3SVH7X
Property Type	House
Land Area	896.1 m²
Including	Study Air Conditioning Toilets (2) Built-in-Robes Fenced Backyard Lounge Rumpus/Family room Storage Verandah Water Views

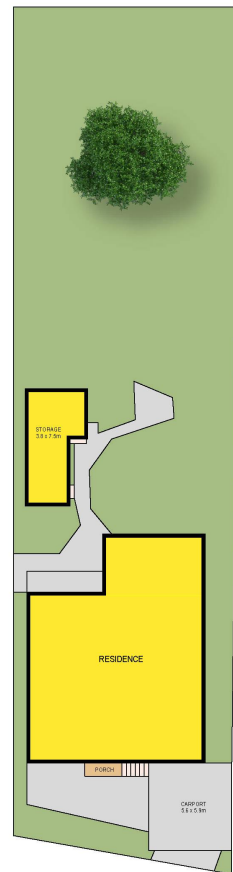
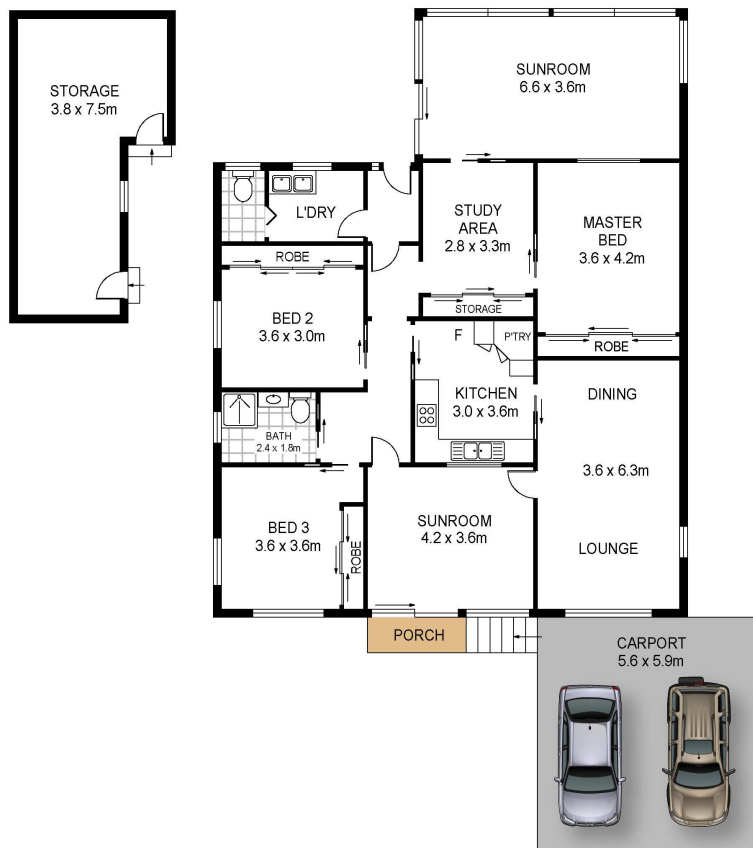
**Arlene Field**  
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Total Internal Floor Area: 154 sqm

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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