

2/11 Sweet Street, Warners Bay

## WHEN YOU WANT BOTH LIFE AND STYLE!

Discover the perfect blend of convenience, comfort and lifestyle at this well-presented residence in one of Lake Macquarie's most sought-after suburbs.

Here is your opportunity to own a quality three-bedroom home in a quiet cut-de-sac close to everything.

This well-presented townhouse offers the perfect balance of comfort, convenience and lifestyle.

The open plan living and dining room is complimented by a sparkling and generous gourmet kitchen.

This light filled space overlooks a private and fenced rear yard with northerly aspect.

Upstairs boasts three bedrooms, all with built-in robes and ceiling fans and a full sized bathroom!

Climate control is a breeze with fully ducted air conditioning.

3 2 2

**FOR SALE**  
\$900,000 - \$950,000

**VIEW**  
Wed 7th Oct @ 5:00PM - 5:30PM

**AGENTS**  
John Church  
0414 294 944  
john.church@ljhooker.com.au

Robert Church  
0468 813 659  
Robert.church@ljhooker.com.au

**AGENCY**  
LJ Hooker Warners Bay  
(02) 4915 3800

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**

There is a large double garage with internal access

Enjoy easy living just moments from the vibrant Warners Bay village, where cafés, restaurants, boutique shops and the sparkling lake foreshore are all within easy reach.

Wake up to the relaxed lakeside lifestyle Warners Bay is famous for - morning coffee by the water, afternoon walks along the foreshore paths, or a short stroll to local schools, parks and transport links.

Everything you need is close by, yet the property itself provides a quiet, private retreat.

Ideal for first-home buyers, down sizers, investors or anyone seeking an effortless lifestyle in a tightly held pocket of Warners Bay.

Don't miss this opportunity to secure your place in this blue-ribbon location.

#### Key Features:

- Spacious open-plan living and dining area with excellent natural light
- Well-appointed kitchen with quality appliances and ample storage
- Comfortable bedrooms with built-in robes
- Modern bathroom
- Private outdoor area ideal for relaxing or entertaining
- Secure single or double garage with internal access
- Low-maintenance design - perfect lock-and-leave lifestyle

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

#### MORE DETAILS

|               |                       |
|---------------|-----------------------|
| Property ID   | ZRZHN8                |
| Property Type | Townhouse             |
| House Size    | 131 m2                |
| Land Area     | 193 m2                |
| Including     | Air Conditioning      |
|               | Toilets (3)           |
|               | Dishwasher            |
|               | Built-in-Robes        |
|               | Car Parking - Surface |
|               | Carpeted              |
|               | Close to Schools      |
|               | Close to Shops        |
|               | Close to Transport    |
|               | Dining room           |

#### John Church 0414 294 944

Sales and Marketing Executive | Independent Contractor |  
john.church@ljhooker.com.au

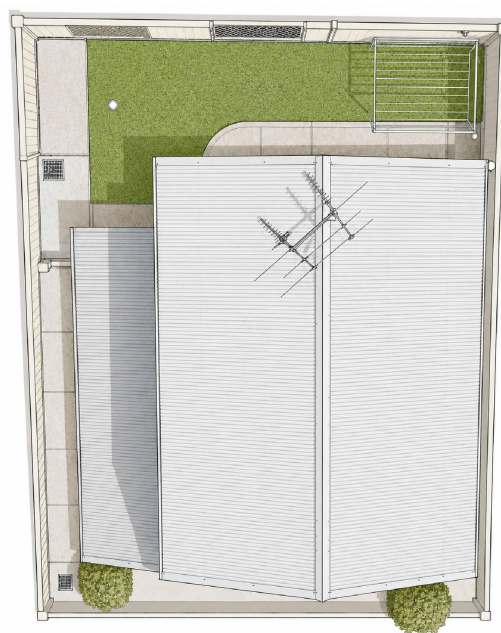
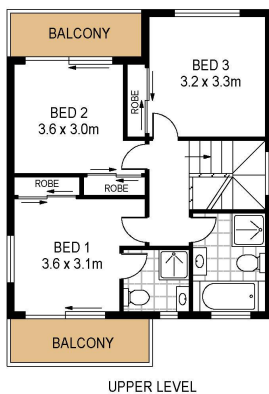
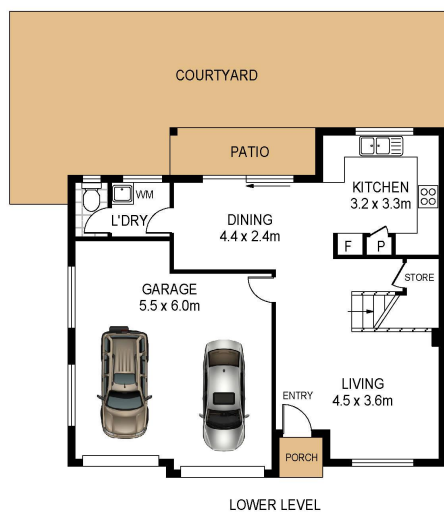
#### Robert Church 0468 813 659

Sales Executive | Robert.church@ljhooker.com.au

#### LJ Hooker Warners Bay (02) 4915 3800

Shop 12, 240-260 Hillsborough Rd, WARNERS BAY NSW 2282  
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Total Internal Floor Area: 131 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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