

Sold



1 Melaleuca Ave, Lake Cathie



### Prime Position - Walk to Lake & Beach!

Prime position at Lake Cathie and just a 'hop, skip and a jump' to the lake and surf beach!

**Upstairs features:** Three bedrooms, kitchen, bathroom, and large open plan living and dining area. Also the added bonus of a sunroom that allows ocean breezes to flow throughout the home and provides additional living space.

Large timber deck which is accessible through glass sliding doors adjoining the living and dining area, perfect for outdoor dining and entertaining.

**Downstairs features:** Huge rumpus room or additional living area, currently setup as a 'mancave!' Generous bedroom, with shower and toilet on the same level - making this the perfect space for teenagers, guests or in-law accommodation! Workshop area with storage and room for all the tools, plus large undercover alfresco area off the rumpus room suitable for year round dining.

Potential to convert the downstairs area to self-contained living.

Great outdoor space with established low maintenance gardens and secure fully fenced yard, offering plenty of room for dogs, pets and children's play

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**Price** SOLD for \$659,000

**Property Type** Residential

**Property ID** 1687

### Agent Details

Debbi Phillips - 0435 677 256

### Office Details

Lake Cathie Bonny Hills Real Estate  
SHOP 6 1609 Ocean Dr Lake Cathie  
NSW 2445 Australia

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equipment.

Located close to Lake Cathie Shopping Village and all amenities.

This property is jam packed with potential, offering a versatile floorplan and plenty of space - and is awaiting it's new owners!

Contact Debbi Phillips on 0435 677 256 for further details and to arrange inspection.

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