

Under Contract



30 Fiona Cres, Lake Cathie



### Fantastic Location!

This charming three bedroom home is set on the high side of the street, positioned on a low maintenance 641m<sup>2</sup> block and is central to 'everything'!

Step inside the inviting formal lounge room, that is flooded with natural light, filtering through the floor to ceiling windows, with a separate space for a reading or study nook!

The second living area and dining flow seamlessly to the large undercover alfresco, overlooking landscaped gardens and yard, while the kitchen offers ample cupboard space, breakfast bar and a pantry.

The master bedroom is light and bright, featuring ensuite bathroom and mirrored built-in-wardrobe, with the other bedrooms all having built-in-robos and being serviced by a spacious family bathroom with large vanity and both a shower and bathtub.

The backyard provides ample space and opportunity for a veggie garden, children's play area and for furry friends, there's even room for a pool! (subject to Council approval).

Enjoy a low-maintenance lifestyle without compromising on space!

 3  2  2  641 m<sup>2</sup>

**Price** \$840,000 - \$870,000

**Property Type** Residential

**Property ID** 1880

**Land Area** 641 m<sup>2</sup>

### Agent Details

Keith Cramp - 0418 633 098

### Office Details

Lake Cathie Bonny Hills Real Estate  
SHOP 6 1609 Ocean Dr Lake Cathie  
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02 6585 5777



Location is key, being an easy walk to Woolworths Shopping Complex, specialty stores, family friendly tavern, cafe and more!

Two minutes to beautiful Middle Rock Beach, offering surfing, swimming and 4WD access, and just a short 15 minute drive to Port Macquarie!

Other features include; double garage, reverse cycle air conditioning and a garden shed!

Contact Debbi Phillips to arrange early inspection today!

Rates: \$2800 per annum (approx)

Rental Return: \$620 - \$650 per week (approx)

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