

Sold

**1/2 Acre Block  
LAKESIDE WOODS**

**9 Edgewater Cl, Lake Cathie**



### Location & Lifestyle - 1/2 Acre Block!

Set on a level 2320m2 block and nestled in a tranquil bush setting, this property is located in a sought after cul-de-sac in prestigious Lakeside Woods Estate.

Tucked away at the end of a long private driveway and set back from the street, this four bedroom residence offers privacy and seclusion with plenty of appeal.

The master bedroom features walk-in-wardrobe and en-suite bathroom, with private glass sliding door access to the paved outdoor courtyard area. The three other bedrooms are all generous in size, with built-in-wardrobes and ceiling fans.

Comprising multiple living areas with a separate lounge room that showcases floating timber flooring and cut out feature wall niches that afford not only a sense of style but also a sense of space.

The open plan family room, kitchen and dining present architecturally high ceilings with floor to ceiling windows, allowing an abundance of natural light and overlooking the all level rear grounds, flowing seamlessly through glass sliding doors to the outdoor entertaining area. Reverse cycle air-conditioning and ceiling fans provide year round comfort and climate control throughout

 4  2  4  2,320 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1735        |
| <b>Land Area</b>     | 2,320 m2    |

### 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  
02 6585 5777



the home.

The kitchen boasts an impressive walk in pantry, stainless steel dishwasher and a convenient breakfast bar!

This home offers the extra space for boating and caravan enthusiasts, with a large 6x6 Colorbond shed with roller door, offering plenty of storage for the family toys and/or additional vehicles. The shed also features a separate workshop, with it's own secondary roller door, perfect for storing a ride on mower or other small machinery. The versatile shed space can also be utilised as the ultimate 'man cave', games room or teenage retreat. This is in addition to a traditional attached double garage with internal access.

The all level rear yard provides a feeling of wide open space that is further enhanced and framed by the surrounding bush setting. With its large established veggie gardens, water tanks and a super impressive chicken coop with the option of having daily fresh eggs, you will feel like you are living a truly rural lifestyle.

Given the large block size, the kids will have plenty of room for a game of soccer or backyard cricket and will absolutely love the in-ground swimming pool complete with waterslide!

Surrounded by bushwalking trails and wildlife, this is a hidden oasis where the bush meets the sea!

The enviable location is a 'hop, skip and a jump' to the lake where you can throw in a line and enjoy some afternoon fishing or launch the kayaks to explore what is literally 'your own backyard'.

Make the most of the lifestyle on offer, doing as little or as much as you like, with the opportunity to participate in social gatherings held regularly in the street within this friendly Lake Cathie community!

Conveniently located close to shops, cafes and beaches, with the convenience of the city of Port Macquarie just 15 minutes drive.

Sit back and enjoy the relaxed style of living that Lake Cathie has to offer when you make this Lakeside Woods residence 'your own'.

Inspection available by appointment, please contact Debbi Phillips on 0435 677 256.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*