


# 45 Lakeside Way, Lake Cathie







## Half Acre - Beach & Bush Lifestyle!

4 2 4 2,031m2

This is your opportunity to secure a magnificent family home on a 2031m2 parcel of land, in exclusive Lakeside Woods Estate!

Modern with grand proportions, the home sits surrounded by wildlife and nature, with adjoining bushwalking trails that lead directly to the lake, offering activities such as fishing, swimming, kayaking and boating, right on your doorstep!

Featuring a segregated master bedroom of exceptional proportion, with its own en-suite bathroom, spacious built-in-wardrobe and glass sliding door access to the rear gardens and grounds.

The guest or family wing features three generous bedrooms all with built-in-wardrobes, and serviced by a main bathroom complex consisting of shower, bath, vanity room and separate w/c with adjacent double door linen cupboard.

Featuring large versatile living zones, allowing for both 'formal and informal' living and dining, while the kitchen will be sure to please any aspiring gourmet chef!  Modern in design, with stone benchtops, waterfall island

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| **Price** | SOLD for $1,400,000 |
| **Property Type** | Residential |
| **Property ID** | 1745 |
| **Land Area** | 2,031 m2 |
| **Floor Area** | 328 m2 |

### Agent Details

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### Office Details

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bench, dishwasher, breakfast bar and an abundance of drawer and storage space, including large easy access pantry.

Enjoy a swim in the sparkling in-ground swimming pool, framed by tropical palm trees and established low maintenance gardens. There's also an adjoining undercover alfresco area that's perfect for year round outdoor dining and poolside entertaining!

Complete with copious amounts of indoor and outdoor storage, your comfort is also assured with ducted and zoned air conditioning, ceiling fans, and the option of internal gas heating,

Wide street frontage with highly sort after side access, with mature gardens providing privacy and enhancing the lush rear landscape, while perfectly screening the large 10.5m x 7.0m Colorbond shed, that will easily accommodate multiple vehicles and has the extra height for a caravan, boat, trailer or any other toys!

The property also features double remote garage with internal access, solar panels, water tank and a smaller secondary garden shed.

Opportunities like this certainly don’t come around very often!

**Location!**
Bushwalking Trails 50m
Lake Access 800m
Lake Foreshore & Park 2.0km
Woolworths Shopping Village 2.2km
Caramels Cafe 2.2km
Lake Cathie Tavern 2.3km
Lake Cathie Beach 2.4km
Medical Precinct 4.0km
Lake Cathie Public School 5.1km
Long Point Winery 12km

With its sensational Lakeside location and pristine beaches only moments away, this unique property offers the perfect blend of seclusion and convenience.

Situated 4 hrs drive from Sydney, and only 15 minutes' drive from Port Macquarie.

**You're invited to 'inspect and fall in love' with the property and lifestyle on offer at 45 Lakeside Way, Lake Cathie!**

Contact Debbi Phillips today on 0435 677 256 for further details or to arrange

inspection.

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