

Under Contract



3 Solebay Pl, Lake Cathie



## An Oasis of Luxury Lifestyle.....

.....everything you have dreamed.

This impressive residence is situated in a friendly cul-de-sac on a generous 874m<sup>2</sup> block and can accommodate not only two vehicles in the oversized double garage but, via the drive through rear door an additional large Carport. Plus the second driveway provides side access and space for a caravan, boat and trailer!

With four generous bedrooms, two living areas and the added bonus of a detached, matching styled, Studio that could be utilised as an office, games room or teenage retreat, there is no shortage of space or versatility!

The floorplan provides seamless indoor-outdoor integration with a large under roof Alfresco dining and sitting area overlooking the spectacular solar heated saltwater waterfall swimming pool. Whilst the poolside Cabana offers a tranquil all seasons place to meet, entertain or simply relax.

### Highlights of the Property;-

Modern Entertainers kitchen with stone benchtops and stainless steel appliances

Semi-Separate dining room

Spacious central living zone adjacent to the kitchen and dining room

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<b>Price</b>	Price Guide \$1,300,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1864
<b>Land Area</b>	874 m <sup>2</sup>
<b>Floor Area</b>	245 m <sup>2</sup>

### Agent Details

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### Office Details

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Media room



Master bedroom features walk-in-wardrobe and ensuite bathroom with stone top vanity

Walk-in linen & appliances Room

Zoned ducted Air Conditioning

Highly sort after side access through second driveway suitable and fitting a variety and number of road vehicles

Oversized drive through Double garage with additional Carport to the rear

Spectacular glass enclosed "Waterfall saltwater Pool"

Poolside dry roof Cabana with amenities

Spacious undercover entertaining areas flowing from the living room and overlooking the pool

3 x Water tanks - ( 2 x 2,500Lt & 1 x 2,000 Lt)

External awning blinds

Ceiling fans

24 panel Solar system

Freshly painted throughout, roof recently resealed and coloured, presented to the highest standard, this property is ready to move into and enjoy.

Not only is this property a treasure in itself, it is located within a short all level walk to Lake Cathie Shopping Centre and just a little further to the beach.

Inspections highly recommended.

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