

Just Listed



23 Karikeree St, Lake Cathie



### Reserve Outlook

Tucked away in a peaceful leafy setting, with uninterrupted views of nature reserve, sits this hidden gem.

Presenting a flexible layout with multiple living zones, light-filled lounge and interior, with separate dining and open plan family room adjoining a spacious and functional kitchen with breakfast bar.

This property delivers the kind of lifestyle that's easy to fall in love with, with rear gated access providing a direct route to Lake Cathie foreshore, cafes and specialty stores. The generous 612m2 block is all level, with abundant established gardens and still plenty of space for kids, toys and pets. There's also a handy garden shed and green houses for garden enthusiasts, these are also easily removed if you prefer a blank canvas.

This home represents the ultimate coastal lifestyle, walk to the beach, lake and boat ramp, and embrace all that it has to offer, whether its fishing, swimming, surfing, kayaking or just people-watching from one of the popular lakeside cafes.

Move right in and start enjoying the good things in life, or add your own touches and simple cosmetic updates to create something very special. Whether it's your own beach / lake house, a holiday home or investment for

3 2 1 612 m2

Price	\$900,000
Property Type	Residential
Property ID	1931
Land Area	612 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 future, this property ticks all the boxes!

Situated opposite walking tracks and a popular fishing spot that is usually reserved for locals, the bushland setting is also perfect for dog walking, nature watching and bird spotting.

Contact Debbi Phillips on 0435 677 256 and take one step closer to securing a prime piece of real estate in what is usually a very tightly held street.

- 200m to Bowling Club
- 450m to Sunshines Caravan, Cafes & Specialty stores
- 460m to Lake Cathie Foreshore
- 500m to Boat Ramp

Rates \$2700 per annum (approx)

Rental return \$640 - \$665 per week (approx)

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