

**11 Kamilaroo Avenue, Lake Munmorah, NSW 2259**



**House For Sale**

Saturday, 4 May 2024

11 Kamilaroo Avenue, Lake Munmorah, NSW 2259

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Matthew Thompson  
0243909094



Daniel Christie  
0401959608

## Auction

Bring the family, boat & caravan! Impressive in size and quality with loads of creature comforts, set on a huge 714sqm approx corner lot, opposite stunning waterfront. Deceiving yet versatile, spacious floor plan, perfect for young families or those looking to downsize without compromise on a lifestyle position. You'll love the huge family living zones, master with ensuite & enclosed alfresco area overlooking the sun-drenched backyard. Huge potential to add your own touches, modernize & reap the rewards and impressive space for teenagers or your in-laws in the completely separate self-contained studio at the rear of the block. Investors will love the dual street frontage and potential to create a lucrative dual-occupancy with excellent returns. Enjoy beautiful lake views & breezes from your front balcony & master suite, with lakefront access directly opposite plus just a short stroll down to the cycle path & walkway, boat ramp & jetty, oval, dog park and Lake Munmorah Shopping Village. Seriously central to all lifestyle conveniences, with public & private schools, major shopping, national parks & beaches and highway access to Sydney & Newcastle on your doorstep. Act quickly! Contact us to arrange a viewing today.

- Spacious, brick & tile family home
- 714sqm block, opposite waterfront access
- Master with built-in robes and ensuite
- Huge living, separate dining
- Large modern kitchen, upgraded appliances
- Huge laundry, plenty of bench and storage space
- Enclosed sunroom perfect for entertaining
- In-built bar area
- Air-conditioning, fireplace
- Double, auto-door garage
- Self contained studio with kitchenette & bathroom
- Fully fenced
- Huge off street parking, room for boat and caravan
- Close to lakefront, boat ramp, cycle way, schools & shopping
- Short drive to surfing beaches and M1 access