

**112a Kilaben Road, Kilaben Bay, NSW 2283**

**Avery**

**House For Sale**

Thursday, 15 February 2024

112a Kilaben Road, Kilaben Bay, NSW 2283

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1055 m2**

**Type: House**



Leah Avery

0402697424

**\$1,195,000**

Tucked away from the street, this single level home is just 300m from the tranquil edge of the lake. Ideal for a growing family, the property boasts three separate living areas and four spacious bedrooms, providing plenty of space for everyone to relax and unwind. Step outside onto the covered deck, where alfresco dining and relaxation awaits. With views over the inviting pool, you can keep an eye on the kids while enjoying the peaceful atmosphere. And for those sunny days, why not gather with friends under the poolside cabana, soaking up the warm northerly sun? Parking is a breeze with a triple garage plus a side bay, perfect for an extra vehicle, small boat, or van. And with proximity to the lake, water activities are always within reach. Nearby Kilaben Bay Reserve & Playground is just a four-minute walk, providing outdoor fun for the whole family. You're also only a three-minute drive from the bustling delights of Toronto. Explore a variety of cafes, eateries, and shops. Plus, with a choice of schools nearby, everything you need is right at your fingertips.

- Single level brick and tile home on 1055sqm block
- Substantial rooftop solar system to keep those bills in check
- Ducted a/c keeps things comfortable year round
- Stretch out in the lounge room, study nook/office or open plan dining/family rooms
- Island kitchen with gas cooktop, under bench oven, easy access to deck and pool
- Main bedroom with walk-in robe and ensuite
- Three additional bedrooms served by family bathroom with bathtub and shower
- Large laundry with heaps of storage
- 3rd WC outside
- Fully fenced secure yard
- Potential lake views from a second storey addition (STCA)
- On bus route offering swift access to all stops to Glendale
- 2.3km to Coal Point Public School, 3.3km to St Joseph's Primary School, 3.6km to Toronto High, 6km to Charlton Christian College, 8km to St Paul's Catholic College
- Train station-10mins, Newcastle-35mins, Hunter Valley-40mins, Sydney-80mins via M1

All building work is subject to approval from Lake Macquarie Council. Avery Property Professionals are proud to present this home to the market. Please contact Leah Avery today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.