

# 131 Coal Point Road, Coal Point, NSW 2283

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## House For Sale

Tuesday, 14 May 2024

131 Coal Point Road, Coal Point, NSW 2283

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1286 m2

Type: House



Paul Avery

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## Price Guide \$3,275,000

Imagine waking up every morning to the picture-postcard views of Lake Macquarie, where the gentle lapping of water against the shore sets a peaceful rhythm for your day. This stunning family residence offers not just a home but a tranquil lifestyle on an expansive 1286 sqm block, positioned absolute waterfront to capture the breathtaking vistas and nightly sunsets that are truly magical. With exclusive amenities including a private boatshed, an electric winch, a slipway, and a shared jetty, your aquatic adventures begin the moment you step outside. Whether you're a boating enthusiast or simply cherish the calm that comes from being near the water, this home transforms everyday living into a perpetual retreat. This impressive single level design begins with a triple garage featuring an integrated office. Adjacent to this space is a lounge room, two well-appointed bedrooms and a bathroom, all benefiting from views of the solar-heated pool bathed in northerly sunlight. The heart of the home is the expansive open plan living area, which includes a contemporary new kitchen. This central space extends to two additional bedrooms, with the master bedroom boasting a modern ensuite. At the rear, the home opens to an impressive 74.16sqm alfresco terrace, designed for year-round entertainment with its award-winning shade, providing unobstructed views of the lake and a front-row seat to water activities. Located just 80 minutes (118km) away from Sydney's hustle and bustle and 40 minutes (28km) from Newcastle CBD and beaches, this home is your ultimate lakefront sanctuary. - Designed by architect Andrew Treedie, built by PDA Building - Triple garage with double auto door and single auto door - Shade over patio won an international award for domestic excellence - 900mm gas stove, Liebherr integrated refrigeration - Electric winch & trolley/boatshed, slipway & shared jetty - Solar system 5kw, solar HWS with electric backup - Ducted A/C main bedroom - 3 separate A/C plants, combustion heater - Remote blind to pool area, electric blinds on front varandah - 3km to Toronto Shops, 600m to Coal Point Primary School, 7.5km to Sydney Trains Avery Property Professionals are proud to present this absolute waterfront home to the market. Please contact Paul Avery today to secure your inspection. "The Waterfront Specialists" 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.