

# 191 Dandaraga Road, Mirrabooka, NSW 2264



## Sold House

Monday, 18 March 2024

191 Dandaraga Road, Mirrabooka, NSW 2264

Bedrooms: 3

Bathrooms: 3

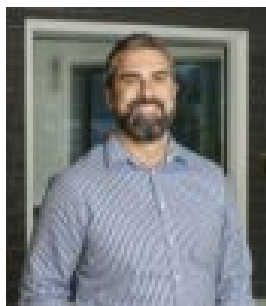
Parkings: 2

Area: 1062 m2

Type: House



Sally Wrigley  
0498533490



Ben Wrigley  
1300322366

**\$1,525,000**

Perfectly located in an elevated position with deep water frontage overlooking the exclusive Sugar Bay, this magnificent home with attached self-contained living offers a range of opportunities for a large cross-section of buyers seeking high quality waterfront property in a quiet, dead-end street. Welcome to 191 Dandaraga Road, Mirrabooka. Set on a brilliant 1,062m<sup>2</sup> waterfront block that rolls seamlessly onto a grassy peninsula on Sugar Bay, this home comes complete with 270-degree lake views and a nice deep waterfront. Perfect for fishing or a myriad of water sports that Lake Macquarie is renowned for, the lakeside lifestyle this property provides will ensure it is highly sought-after. Downstairs of this special property is a separately wired, self-contained and dual occupancy unit complete with separate access, large bedroom, kitchen, living area and brilliant views and has unlimited potential for the motivated buyer. Features including, but not limited to:

- Three bedrooms, all with views of the lake. Master with walk-in robe, 2 x built-in robes, ensuite, ceiling fan and views of Sugar Bay.
- Open plan kitchen with plenty of storage and bi-fold windows to take advantage of the pleasant lake breezes and opening onto the huge entertaining deck.
- Open plan living area with adjacent formal living area, complete with air-conditioning, ceiling fan, combustion fireplace and continuation of the beautiful bi-fold windows linking the inside and outside with quality. The views and direct access to the entertaining area are simply an added bonus.
- Large and elevated timber entertaining area that encapsulates the lakeside lifestyle with magnificent lake views, high quality merbau serving counter and railing, marine-grade block-out blinds and louvered plantation shutters. Enjoy an enviable social setting to share with family and friends.
- Self-Contained Unit: Large bedroom with amazing views, tidy kitchen with air-conditioning, formal living area, nice bathroom and direct access to tiled alfresco area with lake views. Separately metered power for added convenience and the potential to earn a secondary income.

Other features: CCTV x 6, single lock-up garage with attached single carport, huge under house storage with workshop and wiring, raised veggie garden, garden shed, CrimSafe front door, upstairs laundry with additional toilet. Seeking a lakeside lifestyle property for your family? Here is your opportunity so don't miss out as this is not likely to last long. You only live once, and this home is a unique opportunity to invest in family and friends and make memories that will last forever. Day time adventures include kayaking, fishing, Jetskiing, boating or relaxing on your quarter acre block. Night-time activities feature family time on your alfresco area with a BBQ and drinks overlooking the lake and grassy peninsula. Now consider that this opportunity is close to Bonnells Bay Shops, boat ramps, local schools – both public and private and only a 5–10-minute drive to the M1 Freeway, thriving Morisset CBD and central to both Sydney and Newcastle and you will understand that the convenience of this property is only matched by its unique and outstanding lifestyle opportunity. Rental Appraisal: \$1,060-\$1,130/week (\$710/week upstairs - two-bedroom, two-bathroom, two car spaces, \$420/week downstairs - one-bedroom, one-bathroom with kitchenette and living area) Questions? Contact your waterfront and lifestyle specialists at Ellejayne Realty - Sally Wrigley via email, text or phone call for more information. **DISCLAIMER** Ellejayne Realty has obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.