

# 2 Barbin Drive, Crangan Bay, NSW 2259

## Residential Land For Sale

Saturday, 10 February 2024

2 Barbin Drive, Crangan Bay, NSW 2259

Area: 859 m2

Type: Residential Land



Natalie Tonks  
0240814703



Paula Ashcroft  
49260600

## Price Guide on Request

When it comes to your dream home, there's no room for compromise. You need a blank canvas that provides the freedom and flexibility to bring your vision to life. Welcome to Crangan Bay - a 623-lot master planned environmentally inspired residential estate offering a truly blissful escape from the city. Surrounded by National Parks and enjoying nearly 1 km of lakefront reserve on Lake Macquarie, immerse yourself in an unrivalled waterfront lifestyle. Fish, kayak, sail and cycle around Lake Macquarie. If the beach is more your thing you can take a short stroll from your bespoke new home to swim at Catherine Hill Bay or surf at Caves Beach. Boasting one of the largest lot sizes in the whole estate (859.6sqm), you can easily imagine the filtered lake views from an elevated entertainer's deck, a swimming pool the kids will love and a large dual level home ready to accommodate your growing family (STCA). This truly exceptional estate, where nature is on your doorstep, is located minutes from Catherine Hill Bay, Caves Beach and Swansea, promising a healthy, active lifestyle just a 90-minute drive from Sydney's CBD. The vision for the area includes the amenity of nearby shops and restaurants and plenty of parks and green space for members of the community to gather. - 859.6sqm irregular shaped lot with approximate 28.27m frontage - Crangan Bay is a Torrens Title estate with town water, sewage, electricity and NBN connections at the boundary - Land is registered and ready to build on - Select your own architect and build a bespoke home or select a pre-designed home from one of Crangan Bay's display builders - Sydney - 90 mins, Newcastle - 35 mins, Swansea - 15 mins - Gwandalan Public School - 2.8km, Lake Munmorah High and St Brendan's - 5.5km - All building work is subject to approval from Central Coast Council. OUTGOINGS Council rates: \$1,264.96 approx. per annum\*\*\* Health & Safety Measures are in Place for Open Homes & All Private Inspections. Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.