

**252 Kilaben Road, Kilaben Bay, NSW 2283**

**Avery**

**Sold House**

Thursday, 5 October 2023

252 Kilaben Road, Kilaben Bay, NSW 2283

**Bedrooms: 6**

**Bathrooms: 4**

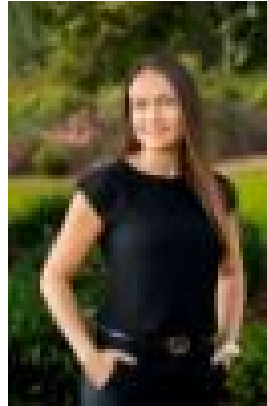
**Parkings: 2**

**Area: 1427 m2**

**Type: House**



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## Contact agent

If you're looking for the perfect home for your large or growing family to enjoy a spectacular waterfront lifestyle on Lake Macquarie, you just found it. This 6-bedroom, 4-bathroom property with private jetty spans an impressive 1,427sqm on two titles, designed for family living and to take in the incredible views overlooking Catalina Bay to Rathmines and Coal Point. The impressive entertainer's kitchen features two island benches, including a massive central island with seating for up to eight people and built-in wine fridges, as well as all the gourmet appliances you could need to cater for a crowd. Four of the bedrooms include built-in robes, with a spacious walk-in robe in the master, and the self-contained ground floor one bedroom flat with private entrance would make a wonderful grandparents' quarters, home office or teenage retreat. If you're into boating or watersports, having your own boat shed and 2m deep private jetty means having more time to spend on the water. Everything has been thought of to make launching and storing your marine craft a breeze – sliprails, auto doors, a pontoon from which to winch your boat into the shed, a work area with sink, and plenty of storage. With the shops and cafes in Toronto just a 4 minute drive down the road, and your choice of public or catholic primary schools less than 5 minutes' drive away, you can enjoy waterfront living with the convenience of being a short trip from everything you need.

- 1,427sqm absolute waterfront block (two lots) with 2m depth private jetty
- Six bedrooms, four with built-in robes and master with walk-in robe and ensuite
- Private, self-contained flat with separate entrance
- Oversized entertainer's kitchen with two island benches, built-in wine fridges, Caesarstone benchtops and gourmet appliances
- Three decks and two large living areas capturing the lake views
- Multiple outdoor entertaining spaces
- Secure boat shed with sliprails, auto doors, pontoon and work area
- 950m to Kilaben Bay Reserve Playground, 2.6km to Toronto supermarkets and shops, 2.8km to St Joseph's Primary School and 3.6km to Coal Point Public School
- Train station-10mins, Newcastle-35mins, Hunter Valley-40mins, Sydney-80mins via M1

Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery or Charlotte Nelmes today to secure your inspection.

"The Waterfront Specialists" **ONSITE AUCTION - Sat 4th November 1:30pm**

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.