

**29 Cook Parade, Lemon Tree Passage, NSW 2319**

**Raine&Horne.**

**House For Sale**

Thursday, 22 February 2024

29 Cook Parade, Lemon Tree Passage, NSW 2319

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 651 m2**

**Type: House**



Neil Moore

0412495632

## **Auction if not Sold Prior**

In a top spot opposite waterfront reserve and parkland, this three bedroom home is your golden ticket to the Port Stephens lifestyle. Whether as a permanent home, easycare weekender or investment, this is an outstanding opportunity to create your very own lifestyle retreat an easy stroll from the marina, cafes and popular The Poyer's waterfront restaurant. Flowing over a single level, the floorplan offers plenty of room and flexibility to re-configure with its front and rear sunrooms, as well as a lounge room, spacious kitchen, and family area. Parking woes? Not here, this place comes with the bonus of a 4 car garage. Lemon Tree Passage is a quiet coastal paradise just over 40km from Newcastle city centre and the tourist mecca of Nelson Bay and serves as the gateway to Port Stephens idyllic waterways. Boat ramps and the town marina along with native bushland and walking tracks promise a feast of fresh air where you will never tire of things to do.

- Single level brick and tile home overlooking Henderson Park and the Karuah River
- 651.3sqm block with prized northeast aspect and approximate 16.74m frontage
- Multiple living areas for the family to stretch out
- Open plan dining/kitchen with electric cooking appliances and dishwasher
- Three bedroom, two bathroom accommodation, updated laundry
- Four car garage, neat and tidy backyard with shed
- Split system a/c and winter fire for year round comfort
- Private rear gardens with covered entertaining area
- Coles supermarket, golf club and the local primary school can be found in the nearby suburb of Tanilba Bay
- 45 minutes to Newcastle CBD and 20 minutes to Williamstown Airport

Every care has been taken to verify the accuracy of the information contained in this advertising copy, but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.