

# 3 Boronia Road, Lake Munmorah, NSW 2259



## House For Sale

Friday, 24 May 2024

3 Boronia Road, Lake Munmorah, NSW 2259

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 512 m2

Type: House



Megan Down  
0438584495

**\$710,000 - \$750,000**

This three-bedroom elevated home offers a perfect blend of comfort and style, making it an ideal choice for a holiday homes or those seeking a property with granny flat potential (STCA) and first home buyers entering the market . With a great light filled lounge room featuring an air conditioner and polished timber floors throughout, this home exudes warmth and Charm. Downstairs, you'll find a laundry area that includes an extra shower and toilet, as well as abundant storage space. The covered front deck is a delightful spot to unwind, offering filtered water views of picturesque Lake Munmorah. Additional features include a single carport, a fully fenced yard, and a huge storage garage, providing plenty of room for all your needs. Set opposite the lake, this elevated home is conveniently located just a short stroll from lake access, bike paths, and village shops. It's also only minutes away from schools and the local club, making it a prime location for families and holidaymakers alike. With its corner position and scope to enclose the downstairs area (STCA) to create a granny flat, this property offers fantastic potential for additional income or expanded living space. Rental return \$480 - \$510 per week as an investment, it also represents a sound financial opportunity. Whether you're looking for a fantastic weekend retreat, a first home, or an investment with excellent returns, this home ticks all the boxes. Plus, it's an easy drive to Sydney, Newcastle, and the Hunter Valley, adding to its appeal. Call Megan Down 0438 584 495 to arrange your viewing and explore the endless possibilities this property has to offer. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, The Wiseberry Heritage Group, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.