

# 30 Kenilworth Street, Mannering Park, NSW 2259

THE AGENCY

## House For Sale

Tuesday, 14 May 2024

30 Kenilworth Street, Mannering Park, NSW 2259

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 648 m2

Type: House



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## Contact Agent

This wonderful 3 bedroom home offers a golden opportunity with endless potential located in the idyllic waterside suburb of Mannering Park. Occupying a large 648 sqm block with double frontage spanning 20m and offering spectacular views of Lake Macquarie, 30 Kenilworth Street will appeal to first home buyers, downsizers and investors alike. Delivering an envious lifestyle just 250 metres from Mannering Park boat ramp and reserve where you can launch your boat or jet ski, have a fish, enjoy a BBQ or cool down on the waters edge. Wake to water views from your primary bedroom with double built-in wardrobes as well as a split system air conditioner and ceiling fan ensuring comfort year-round, complimented by a further 2 well-sized bedrooms. The Bathroom is thoughtfully positioned in the home, servicing all bedrooms with a large shower and bath and the added convenience of a second guest toilet. The living room with timber floors is full of natural light and flows seamlessly to the front deck where you can enjoy afternoon tea or a beer while watching the sunset across the pristine Lake Macquarie, while the open plan dining room and kitchen fitted with a dishwasher and ample storage is perfectly positioned with direct access to the back, undercover alfresco area and rear yard perfect for a pool (STCA), where you can enjoy entertaining and spending time with family and friends. A double lock up garage, ladder loft, meticulously landscaped grounds, side access and fully fenced backyard, ensure this wonderful home is your complete package. Property Key Features;- Waterview 648sqm block - Double frontage & fully fenced backyard- 3 bedrooms, 1 Bathroom - Air conditioning- Front deck & rear entertainment area- Ample space for a pool or Granny flat ( STCA)- Landscaped grounds- Ladder loft - Huge storage space- Garden shed- Double garage Within walk;- 200m to the water's edge- 650m to Mannering Park Primary School- 750m to Cafes & Shops