

**32 Kenilworth Street, Mannering Park, NSW 2259**

**McGrath**

**House For Sale**

Wednesday, 1 May 2024

32 Kenilworth Street, Mannering Park, NSW 2259

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 662 m2**

**Type: House**



Mitchell Thomas  
0400822769



Maddie Thomas  
0405427747

## Price on request

Sitting on the edge of Lake Macquarie, this immaculate five bedroom home boasts ideal positioning and panoramic water views. Set on a large 662sqm block with an array of living areas, side access and off street parking for a boat or caravan plus a 6.1m x 7.5m shed at the rear. Complemented by a large entertaining area with spa and sizeable front balcony to soak in stunning sunsets. This residence is sure to impress.- Master bedroom with views, ensuite and walk-in-robe- Panoramic water views overlooking Lake Macquarie- Gourmet kitchen with electric cooktop, breakfast bar and walk-in pantry- Thoughtful family layout with an estimated rental return of \$850 per week- Ducted air conditioning, 6.6kWh solar system and large outdoor spa - Oversized double car garage with internal access plus shed at the rear- Downstairs media room or optional fifth bedroom perfect for guests- Covered entertaining area flowing from family living area into level backyard- Walking distance to the boat ramp, public jetty, park and netted swimming area- 15 minutes to M1 access for Sydney or Newcastle

KEY DETAILS: Council Rates \$1,520pa Water Rates \$994pa