

**35 George Street, Marmong Point, NSW 2284**



**Sold House**

Friday, 25 August 2023

35 George Street, Marmong Point, NSW 2284

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1846 m2**

**Type: House**

## Contact agent

Set on a large 1846m parcel overlooking the lake, this residence delivers a spacious split-level layout, ready and waiting to reach its full potential. Excellently maintained, the home has been beautifully cared for, offering great bones for either a full renovation project or simply some cosmetic updates to bring it up to date. On the upper level, high vaulted ceilings enhance the sense of space, as an easy indoor-outdoor flow draws you out from the flow-through living space to a large balcony with views over the lake. A tidy kitchen, four bedrooms and two bathrooms complete this level, while downstairs, the converted garage creates further living space and an office. Moving outdoors, the backyard feels absolutely huge, framed by lush greenery and mature trees, adding further potential to this wonderfully peaceful property.- Fantastic location overlooking Lake Macquarie, with easy lake access steps from the front door- Marmong Point is a popular spot for kite surfing and windsurfing; you can also launch kayaks and SUPs from the lake's edge- Launch larger boats from Marmong Point boat ramp beside the marina, or access the sailing club and rowing club further around the lake at Booragul- Expansive parcel packed with potential for rebuild, renovation or development (STCA)- Solid split-level brick-and-tile residence offering views over lake from upper level balcony- Interior features vaulted ceilings within flow-through living and dining- Tidy kitchen with pantry and plenty of cabinet and counter space- Four bedrooms grouped together on upper level, three with built in robe- Ensuite to master plus main bathroom with bath, shower and separate WC- Reconfigured lower level has converted garage into living and office space- Lower level laundry features internal and external access- Extensive under-house storage- Freestanding single garage with workshop space and enclosed shower and WC- Side access to backyard via driveway; additional storage provided by garden shed- Access great walking trails within nearby Lake Macquarie State Conservation Area and around lake- On bus route, also close to playgrounds, a dog park and local primary school, high school and St Paul's Catholic College- Drive 2.7km to Booragul Station for direct train access to Newcastle and Sydney- Museum of Art and Culture closeby, near start of Watagan Cycle Track that trails the lake from Booragul to Eleebana via Speers Point and Warners Bay- 2.5km to Woodrising Shopping Centre, 5km to Toronto, 8km to Stockland Glendale"For sale by Online bidding platform. The property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. The final bidding stage has been scheduled for Tuesday 12th September 2023 5.30pm if not sold prior.