

**36 Lakeside Parade, The Entrance, NSW 2261**



**House For Sale**

Wednesday, 1 May 2024

36 Lakeside Parade, The Entrance, NSW 2261

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 710 m2**

**Type: House**



Melanie Sommers  
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## **Guide \$1,150,000**

Embrace the essence of coastal living in this cherished modern cottage, where comfort meets convenience. Nestled on a near level 710sqm block, zoned R3 with dual street access, this property offers a lifestyle of ease and potential. Enjoy the sunny deck, spacious interiors, and the added bonus of a self-contained flat. With its proximity to The Entrance town centre, stunning beaches, and the tranquil lakefront reserve, this home is a haven for families and beach enthusiasts alike. - Ideal investment opportunity or developers to capitalise and add value - Exceptional high-set 710sqm block zoned R3, offering endless possibilities (STCA) - Flowing floorplan with ample living and dining spaces for versatile living - Galley style kitchen with gas cooktop, abundant cabinetry, generous counter space - Covered deck for all-season entertaining with picturesque sunset views - Two generous bedrooms featuring mirrored built-in wardrobes - Self-contained, one bedroom flat provides additional income/accommodation - 8.5mx5.9m garage with automatic doors and workshop area, access from McGirr Ave - Air conditioning, ceiling fans, high ceilings with ornate cornices throughout - Moments away from The Entrance town centre, beaches, convenient access to M1

**KEY DETAILS:**Council Rates \$2,189pa Water Rates \$994pa