

# 4 Barbin Drive, Crangan Bay, NSW 2259

## Residential Land For Sale

Saturday, 10 February 2024

4 Barbin Drive, Crangan Bay, NSW 2259

Area: 549 m2

Type: Residential Land



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## Price Guide on Request

Embark on a journey to your dream new home at lakeside Crangan Bay. Here, you'll find a 623-lot master-planned sanctuary of bespoke residences set against a stunning waterfront vista. Nestled amidst National Parks and boasting nearly 1 km of lakefront reserve along Lake Macquarie, this is where your ideal waterfront lifestyle unfolds. Dive into aquatic activities like fishing, kayaking, or sailing, or opt for a leisurely cycle around the lake foreshore. If the beach beckons for a surf or swim, Catherine Hill Bay and Caves Beach are just a short stroll away. With a spacious 549.8sqm lot and a wide 15.08m frontage, imagine the possibilities: a spacious dual or single level home – the choice is yours! Perhaps orient your deck to catch filtered lake views or add a pool the kids will love. Include multiple living spaces and enough bedroom accommodation for your growing family, there's no need to compromise here (STCA). This exceptional estate offers the perfect blend of nature and convenience, located minutes from Catherine Hill Bay, Caves Beach, and Swansea. Enjoy a vibrant, active lifestyle just 90 minutes from Sydney's CBD and 35 minutes to Newcastle, with nearby shops, eateries, and ample green space for community gatherings. - 549.8sqm lot with approximate dimensions of 15.08m X 36.65m - Crangan Bay is a Torrens Title estate with town water, sewage, electricity and NBN connections at the boundary - Land is registered and ready to build on - Select your own architect and build a bespoke home or select a pre-designed home from one of Crangan Bay's display builders - Sydney – 90 mins, Newcastle – 35 mins, Swansea – 15 mins - Gwandalan Public School – 2.8km, Lake Munmorah High and St Brendan's – 5.5km - All building work is subject to approval from Central Coast Council OUTGOINGS Council rates: \$1,049.36 approx. per annum \*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.