

41 Acacia Avenue, Lake Munmorah, NSW 2259

House For Sale

Friday, 17 May 2024



41 Acacia Avenue, Lake Munmorah, NSW 2259

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 582 m2

Type: House



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Single level brick family home with North facing yard & granny flat potential (STCA). Centrally located near Pacific Hwy with easy access to the M1 via the Doyalson link and an easy stroll down to the water's edge of Lake Munmorah. With solid brick construction and unique brickwork and sandstone design and car side access to the North facing flat backyard this home will be suitable for families and investors alike. With front and rear covered patios and wonderful friendly neighbours this home and the community vibe of Lake Munmorah 41 Acacia Ave will be a joy to live in. The home can accommodate multiple cars and caravans with the flat and open nature of the front yard. The side public council strip increases privacy and space from neighbors. The partially renovated home has floorboards throughout the living areas, carpet in the bedrooms and low maintenance tiles in the sunroom. All three bedrooms have built-ins and ceiling fans with reverse cycle air-conditioning in the living room. There are blinds and flyscreens throughout and security screens at the front and rear doors. The modern three-way bathroom will suit the busy family with full bath and shower and separate toilet including skylight and heat lamps with exhaust. The large family kitchen offers a dedicated breakfast bar and ample storage including pantry and outlook over the child friendly yard. The sunroom can be a 4th bedroom, study, extra living area or storage room. Secure garage and rear shed give even more storage options. The rear yard is suitable for a 2-bedroom 2-bathroom granny flat subject to council approval with multiple access including car side access. (Please request formal granny flat quote). Features:

- Flat, fenced and usable 582m² block with North facing yard with car side access.
- Sturdy brick and tile construction with solar roof panels.
- 3 good sized bedrooms all with built ins and large sunroom.
- Separate internal laundry off sunroom with potential for second toilet.
- Secure garage with rear undercover access.
- Large and open plan living area with dining area off kitchen.
- Family kitchen with ample storage with dedicated breakfast bar.
- Potential for 2-bedroom 2-bathroom granny flat with easy access from council strip.
- High rental demand with ultra-low rental vacancy rate of 0.61% for Lake Munmorah.
- Recent NBN upgrade to Lake Munmorah to super high speed FTTP NBN.
- Easy stroll to Lake front with short drive to the M1 motorway via.

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