

42 Government Road, Nords Wharf, NSW 2281



House For Sale

Thursday, 4 April 2024

42 Government Road, Nords Wharf, NSW 2281

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 752 m2

Type: House



Shanti Page
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Ben Casey
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FOR SALE - Our Last 3 for 1 went for \$1,300,000

Located in one of Lake Macquarie's most quaint Lakeside villages, on the highly sought after Eastern side of The Lake, where amazing beaches and lifestyle opportunities are second to none, come and discover great, schools, vibrant cafes, a plethora of outdoor activities from fishing, boating and surfing, to mountain biking, kayaking and kite surfing, through to tennis, golf and lawn bowls, all within 5 to 15 minutes of home. There is a fabulous holiday vibe that locals love, the mood is relaxed and friendly, with young families, retirees, empty nesters and those with teenagers making up a dynamic little community, who all take time to stop and smell the roses and love where they live. A weekender's paradise, there's plenty of owner occupiers around to keep an eye on your place when you're not around, and there's a perfect blend of sleepy village and vibrancy that is so incredibly attractive. Surrounded by so much waterfront foreshore reserve, acreages and more tree lined reserves, you feel tucked away in a leafy paradise, at one with nature, and far, far away from the "Big Smoke" yet you're literally an hour from Hornsby and 40 minutes from Newcastle! Kids and grandkids can enjoy a real childhood here, exploring the bush, building cubby houses and graduating to adventures out on The Lake, from swimming, fishing off the jetty, to kayaking and boating too, with awesome surf just across the highway at Catherine Hill Bay and Caves Beach. A wonderful place to call home on a permanent basis, or your home away from home, this property was the owner's primary residence once upon a time, until they went North to Queensland. They deeply loved living here, and still had connections in Lake Macquarie, Newcastle and Sydney, so they reinvented the property, creating a very special and beautifully spacious, big apartment like setup, up top for themselves, with a fabulous 3 bedroom ground floor apartment option below. They've very successfully Air BNB let both upstairs and down, also using both options themselves, sometimes just on their own and at other times, embracing family and friends and using the entire house. Living far away in Queensland, the detached granny flat-like setup, out the back meant they could have a live-in caretaker on the grounds, perfect for keeping things running smoothly for Air BNB guests and taking the pressure off you having to play host ... Designed to embrace big Lake view and plentiful outdoor living and entertaining, the massive hardwood covered deck upstairs is to die for, and it really is an extension of the substantial living inside, all of which drinks in the Lake views beautifully. The feel is Lake House/Beach House, with plank style flooring that flows through the entirety of upstairs, with the exception of the 2 bedrooms and bathrooms. The renovated kitchen is large and open with views out to The Lake and all the open plan living inside and outdoors, both front and back. The bathroom is renovated and features a separate toilet, while the master suite enjoys Lake views and a large walk in robe. Head up or down, either front or back stairs and discover another whole level of renovated independent living, with another great outdoor roofed rear living and entertainment area looking out to the pretty and private backyard. Step inside and discover another open style kitchen overlooking the back entertaining area and backyard, that flows effortlessly to a central, open plan living area. Three good size bedrooms and a renovated bathroom feed off the main living completing this second residence aspect of the property. Head out back and discover a cute little granny flat like setup, with its own open plan living and kitchen, renovated bathroom and separate bedroom. Keen to stay on, the tenant here plays a semi caretaker role for the current owners, keeping the place lived in, secure, tidy and fully operational. How often can you get the trifecta, with 3 incomes, permanent or casual holiday letting, or somewhere special for you to live, your adult kids to live and your mum or dad to live as well. Think about it, you pay one lot of land rates, one lot of water rates, one insurance policy and 1 mortgage. You all get to live totally independently from each other, yet close enough on hand to be there for one another whenever required. A dream investment or shared syndicate purchase for family or friends, this one is a real rarity you will be unlikely to find again, renovated, ready to rent or move into, big views, big decks, and in a brilliant location! Upstairs large apartment like set up with big full width outdoor living & Lake views. The back deck is a true extension of the lounging & dining experience inside. Raised roof, so North Easterly sea breezes blow through, the quality is obvious. Hardwood decks and balustrade tops add to the look, with a seamless ceiling. Downlights compliment all of the interior living, kitchen & bedrooms as well. Gutsy split system air conditioned open living flows to the big renovated kitchen. All the living, including the kitchen as well as the master suite enjoy Lake views. The master boasts a big walk in robe & easy access to the renovated bathroom. Discover a lovely welcoming big front deck & ample built in storage off the entry. Head downstairs off either the front or back decks to a another renovated home. Boasting its own outdoor living & open style kitchen that overlooks the backyard. Like up top the living & kitchen is open, with front & rear access & a breezy feel. Three good size bedrooms & a renovated bathroom, flow off the open living too. Out the back, a bonus self contained, completely detached makeshift granny flat. Boasts its own open kitchen & living, a separate bedroom & its own bathroom too. An absolute

rarity, with so much to love, in terms of location, Lake Views and renovations. An end of an era, let this be your start to better living, like it was for our reluctant seller owners! Motivated and already committed elsewhere, the owners are ready to talk turkey, having already bought in the Northern Beaches to help out their daughter and son nearby ... So jump on this opportunity today!