

# 45 Grand Parade, Bonnells Bay, NSW 2264

## House For Sale

Wednesday, 7 February 2024



45 Grand Parade, Bonnells Bay, NSW 2264

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 759 m2

Type: House



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## New to Market

Ellejayne Realty would like to welcome you to the magnificent shores of Lake Macquarie with this beautifully presented three-bedroom waterfront on the exclusive Grand Parade stretch in Bonnells Bay. With commanding views that stretch over Lake Macquarie and the Watagan Mountains, the amazing views are suitably complimented by a stylishly renovated home with modern appeal. Proudly sitting on a level 759m<sup>2</sup> block and featuring jetty and boat ramp - all with access convenient access from the street via the elevated under house carport - this low maintenance property provides an envied lakeside lifestyle or holiday home. Features include, but not limited to:

- Two modern upstairs bedrooms, appointed with ceiling fans and downlights. Master bedroom featuring large walk-in robe and in-built cabinetry, modern ensuite and brilliant lake views for the perfect way to wake up of a morning. One downstairs bedroom with adjacent bathroom.
- Beautiful kitchen with 40mm stone benchtops, island bench with breakfast bar, outstanding appliances, walk-in pantry with additional pantry space for the chef of the family.
- Detached and great sized studio with kitchenette and views of the lake, perfect for guests and/or entertaining.
- Multiple entertaining options with brilliant lake views - upstairs entertaining area with quality glass balustrades to make the most of the views and a downstairs concreted entertaining area.
- A level yard with nice lawns leading to the waters edge, jetty and boat ramp.
- Brilliant lifestyle opportunity with direct and unimpeded access to the water (Lake Macquarie and the ocean via Swansea) - jetty, concreted boat ramp.

Other features: Split-system air conditioning, convenient and elevated access from street to the waters edge, ideal location holiday home or AirBNB investment, great 759m<sup>2</sup> waterfront block. Come and see why this is one of Morisset Peninsulas most sought-after streets and take advantage of all the benefits of living on the water. Your family, friends and/or guests will enjoy swimming, fishing, snorkelling, boating, skiing, wakeboarding, kayaking, sailing, kite boarding, windsurfing, paddle boarding and jet skiing. Options for other activities include a meal at the world-class Trinity Point Marina or a concert at the soon-to-be complete Cedar Mill Entertainment Precinct, complete with 30,000 capacity amphitheatre. The convenience of being close to local shops, schools (public and private), Morisset CBD and the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle. Rental Appraisal: \$ 800 - \$850/week with the Ellejayne Property Management and Investor Club. Air BnB Appraisal: Available upon request. Questions? Contact Sally via email, text or phone call for more information. **DISCLAIMER** Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.