

**46 Kalele Avenue, Halekulani, NSW 2262**



**House For Sale**

Wednesday, 31 January 2024

46 Kalele Avenue, Halekulani, NSW 2262

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



Michael Melville

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## Guide \$730,000

Welcome to a hidden gem in a tranquil locale, just a stone's throw away from the serene shores of Budgewoi Lake, Lake Munmorah and local beaches. This single-level residence not only offers comfort and style but also presents an incredible opportunity for those with a vision to renovate and elevate this home to its fullest potential.

**Key Features:** Set on a large 708m<sup>2</sup> corner block 3 spacious bedrooms with ample natural light and storage. 2 well-appointed bathrooms, including an en suite to the master bedroom.

**Living Areas:** Multiple living areas provide versatility and space for family gatherings or personal relaxation.

**Kitchen:** A well-equipped kitchen, ready for your creative touch.

**Garage:** Double garage for secure parking and additional storage.

**Entertaining Area:** Enjoy outdoor living with a covered entertaining area, ideal for gatherings and alfresco dining.

**Location:** Nestled in a very quiet neighborhood, close to the serene Budgewoi Lake and pristine beaches, offering a peaceful retreat.

**Scenic Surroundings:** Marvel at the picturesque views of Budgewoi Lake and embrace the tranquility of the nearby beaches. The location provides a perfect canvas for your dream home, surrounded by natural beauty.

**Renovation Potential:** Unleash your creativity and transform this property into your dream abode. The potential for renovation is vast, allowing you to tailor the spaces to your unique style and preferences.

**Investment Opportunities:** This corner block property, already CDC approved, includes stamped plans for a secondary dwelling, providing an excellent opportunity for dual occupancy income. Renovate and capitalize on the added value while enjoying the benefits of a serene environment.

**Convenient Location:** Close proximity to Budgewoi Lake and beautiful beaches. Easy access to local shops, schools, and recreational facilities. Well-connected to major transportation routes for added convenience.

**Your Dream Home Awaits:** Unlock the potential of this property, and make it your own. Contact Michael Melville or come along to the open home before it's too late!

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