

**5 Kalang Street, Lake Cathie, NSW 2445**



**House For Sale**

Wednesday, 7 February 2024

5 Kalang Street, Lake Cathie, NSW 2445

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



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## **Auction Saturday, 9th March | On Site at 11am**

Discover the allure of 5 Kalang Street, Lake Cathie – a property merely steps from the water's edge, offering incredible potential. Enjoy enchanting ocean glimpses from the enclosed back sunroom, and front balcony, creating an ideal retreat right at home. With Lake Cathie's amenities within easy walking distance, this residence beckons as your permanent holiday destination. The upper level of this home showcases open plan, light-filled living spaces featuring reverse cycle air conditioning and a quaint kitchen that seamlessly flows into a fully covered sunroom. Three bedrooms, including two with balcony access, ceiling fans, and main with ensuite. Downstairs unveils a large versatile studio/rumpus or 4th bedroom with a separate entry, robes, study nook and bathroom – an ideal space for a teenager or guest room. Practical elements such as a spacious laundry, double lock-up garage with internal access, and excellent under-stair storage add convenience. The manicured yard provides a charming outdoor escape. Indulge in moments of relaxation, whether sipping coffee in the lounge or rear sunroom or unwinding on the front balcony where you can take in more glimpses of the ocean, incredible sea breezes while watching the tennis matches across the road or just the world passing by – a lifestyle to love at 5 Kalang Street.

**Key Features:**- Upper level boasts light-filled living and kitchen spaces- Reverse Cycle Air conditioner in the living room for year-round comfort- Fully enclosed sunroom with ocean glimpses- 3 bedrooms plus a versatile studio/rumpus or 4th bedroom downstairs- Expansive front balcony with refreshing sea breezes and ocean glimpses- Double lock-up garage with internal access- 406 sqm level block with easy maintenance gardens- 400m to the lake and just 100m to beach access- Tennis court directly across the road- 600m from Woolworths, family-friendly tavern, and specialty shops- 2.6km to Lake Cathie medical centre and pharmacy- 20 minutes drive to Port Macquarie town centre

**Don't miss the opportunity to explore this home, as properties in this sought-after vicinity are a rare find.**

**Property Details:**Council Rates: \$3,400 pa Land Size: 406sqm Rental Potential: \$550 to \$600 per week

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