

**6 Lloyd Avenue, Chain Valley Bay, NSW 2259**



**House For Sale**

Thursday, 30 May 2024

6 Lloyd Avenue, Chain Valley Bay, NSW 2259

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 696 m2**

**Type: House**



Alison Williams

0407606477

**\$1,290,000 - \$1,400,000**

Be captivated by the wonderful lifestyle opportunities this fabulous home provides; combining a premium waterfront lifestyle with dual living/dual income opportunity. Perfectly positioned on a high-set block with direct water access, the home has been thoughtfully designed over two levels, and delivers stunning views across the exclusive Chain Valley Bay. Desirable north facing aspect maximises natural light throughout living spaces- Self-contained studio with kitchenette, bathroom; has separate access- Relaxed water views feature throughout the home- Private boat shed provides easy access for any desired watersports activity- Level, drive through access to waterfront via tandem garage with internal access- Multiple living and entertaining spaces maximise lifestyle choices- Ensuite and walk-in robe to the master bedroom; air conditioning throughout- Secure/covered parking for three vehicles plus room for the van- Within close proximity to excellent schools, beaches, cafés, shopping centres- 10 minutes to M1, 50 minutes to Wahroonga, 40 minutes to Newcastle

KEY DETAILS: Council Rates \$3,014pa Water Rates \$994pa