

61 Lake Road, Balcolyn, NSW 2264



House For Sale

Wednesday, 12 June 2024

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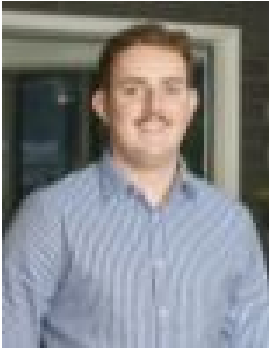
Bedrooms: 1

Bathrooms: 1

Parkings: 5

Area: 1012 m2

Type: House



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New to Market

Located in peaceful Balcolyn, this renovated home and huge shed provides an outstanding opportunity for those seeking style, space and low maintenance living. The fully insulated shed is constructed on a slab of Ultra-High-Performance Concrete (UHPC) graded to 32 MPa. The slab is 150mm thick overall, with a reinforced section of 300mm thickness where the hoist is installed. Sewage points are pre-integrated into the slab, requiring only a plumber to connect the water supply, enabling the shed to support a fully self-sufficient bathroom and kitchenette. Designed to accommodate heavy machinery, the shed is equipped with pre-installed 16mm 4 core + earth cable ready to run three-phase power with additional data cabling, and separate hot water system (HWS) cabling all run through conduits underground, extending from the shed to the meter box, making the setup ready for official connection.

- Stylish kitchen with modern appeal
- Detached brick and tile "studio" with plumbing, power and outdoor entertaining area
- Quality landscaping keeping your huge quarter acre block low maintenance
- Carport with plenty of space for caravan, boat etc
- Large machinery shed which is fully insulated with car hoist and sewage points pre-existing painted concrete slab ready for a bathroom and kitchenette

Additional features: Perfect first home or investment, huge 1012m² landscaped block, plenty of shed storage, modern flooring throughout, split-system air-conditioning, extremely neat and tidy. Rental Appraisal: \$540 to \$560/week through the Ellejayne Property Management and Investor Support Team. Being only a walk to shores of the world-renowned Lake Macquarie and only minutes away from Bonnells Bay shopping square, local schools both public and private the location of this property is only matched by it's potential. Spend the weekends checking out lakeside walks, boating on Lake Macquarie, enjoy a beer at The Bay Hotel or enjoy a day of fishing in Lake Macquarie. Brought to you by Jayse Russo from Ellejayne Realty. Call for more information on this property or the beautiful suburb of Balcolyn.

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.