

63 Marmong Street, Booragul, NSW 2284

Sold House

Wednesday, 6 September 2023



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Bedrooms: 3

Bathrooms: 2

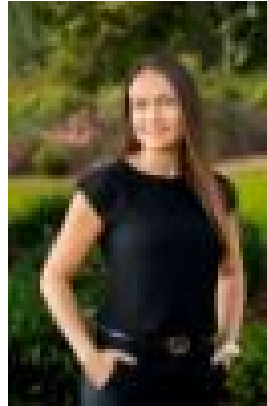
Parkings: 2

Area: 1100 m2

Type: House



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\$1,020,000

This gem is perched on the higher side of the street, occupying a generous 1100sqm plot with lake views. It's a two-storey design with a flexible layout, perfect for a growing family. Plus, there's a pool out back for those sizzling summer days, and the location is convenience personified where your little kids and teenagers can easily walk to school. Tucked away from the street, shielded by lush gardens and a handy double garage, the magic begins on the ground floor. Downstairs is the 4th bedroom or self-contained studio, complete with a kitchenette and bathroom. The upper level is where the rest of the action unfolds. A modern Caesarstone kitchen takes centre stage, connecting seamlessly with the living, dining, and sitting areas. The other three comfy bedrooms (with built-in robes) and family bathroom are centrally located. Embodying that easy going lakeside lifestyle, stroll 700m and find yourself in Edwards Park, right by the water's edge. Follow the nearby scenic path to Speers Point Park or pop into the Lake Macquarie Art Gallery for a hit of culture. Booragul train station is just a hop away, offering easy access to the Central Coast, Sydney, or Newcastle city centre. And for your everyday essentials, nearby Toronto, Warners Bay, or Glendale have you covered. - Dual level double brick and tile home on 1100sqm block with north-easterly aspect - Beautiful brushbox floors and painted brick walls add character - Living area with combustion fire opens to front balcony with lake views - Open plan kitchen/dining with Caesarstone benches, electric hob and oven, dishwasher - Split system a/c to living area and master bedroom - All 3 bedrooms with built-in robe or walk-in robe and ceiling fans, two with lake views - Covered alfresco entertaining area overlooks saltwater pool and lawn - Studio with kitchenette, second bathroom and separate access ideal for guests or teens - 110m to Lake Macquarie High, 300m to Booragul Public School, 950m to St Paul's - Two minute drive to Marmong Point Marina and boat ramp - 20km/33mins to Newcastle, 82 mins/121km to Wahroonga

Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery or Charlotte Nelmes today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.