

# 7 Courageous Close, Marmong Point, NSW 2284

## House For Sale

Friday, 22 March 2024

**Avery**

7 Courageous Close, Marmong Point, NSW 2284

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 688 m<sup>2</sup>

Type: House



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**\$849,000**

Offering all the ease of a single level design, this four bedroom home is positioned in a peaceful cul-de-sac a short stroll from Awaba Bay Foreshore and just three minutes drive from Marmong Point Boat ramp. This is a great location for families with easy access to a choice of schools and plenty of leisure activities from fishing, kayaking or boating on the water, to picnics and playtime by the lake. With four bedrooms, two bathrooms and a choice of living areas along with a fenced yard and covered alfresco for relaxation and outdoor dining, this brick and tile home is perfect for a growing brood. Needing just a few minor cosmetic updates to really make it shine, this property is a great place to start your family's dream of lakeside living. Nearby Woodrising IGA provides a quick grocery run, while Toronto is an 8 minute drive away for lakeside dining and shopping. Or why not head in the other direction to Costco and Bunnings at Boolaroo, or Glendale for a trip to the weekend Farmers' Markets, Event Cinema, or all your favourite stores. Plus, you'll have easy access to the Sydney-Newcastle train, just a six-minute drive away in Fassifern.

- Single level brick and tile home on 688sqm block
- Light-filled lounge room plus family/dining both fitted with split system a/c
- Galley kitchen with electric hob, oven and dishwasher
- Four robed bedrooms served by three way main bathroom plus master ensuite
- Fenced backyard with covered entertaining area
- Double lock up garage with internal access into home
- 2km to Booragul Public School, Lake Macquarie High and St Paul's Catholic College
- 5km/8mins to Toronto CBD with its choice of lakeside shopping and eateries
- Six minutes to Fassifern Train Station, 30mins to Newcastle, 80 mins to Sydney

Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery and 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.