

**83 Amaroo Drive, Smiths Lake, NSW 2428**



**House For Sale**

Thursday, 2 November 2023

83 Amaroo Drive, Smiths Lake, NSW 2428

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 658 m2**

**Type: House**



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**\$1,400,000**

A super sized lake house in a commanding lakefront reserve position! This is a solid brick home lovingly hand crafted by the original owners back in the 90's, to create their personal holiday home on the peaceful shores of Smiths Lake. Good old fashioned quality, and an abundance of space is immediately obvious as you enter the first floor. On the lower floor you will find 2 spacious bedrooms plus an additional private bedroom/games room opening onto deck plus living area and 1.5 car garage with double internal access points. The downstairs rear deck is covered and overlooks the rippling lake plus there is a handy front porch. Upstairs presents outstanding lake views, broken only by a few beautiful majestic native gums. The original custom built Jarrah timber kitchen brings the elegance of yesteryear, as does the formal spacious dining room. The living room upstairs is also on a grand scale, with 2 further bedrooms, both with access to sun decks. Imagination and future planning was also considered when designing this house. There is scope to build an additional rumpus room on the ground floor, and the framework allows for an internal stairwell to access that area. You will probably like to update the home, as it is in original condition. What it offers, is space, space and more space to work with! Special points of difference: \* Glorious lake views \* 9 foot ceilings \* 17 meters (approx.) of lakefront reserve \* Hardwood frames \* Multiple living areas \* Generous size bedrooms \* Sturdy brick build \* Quality kitchen crafted from Jarrah \* Extra parking bay for another 2 or 3 cars/boats/vans \_\_\_\_\_ 'List and Sell with the areas leading Agency!' \_\_\_\_\_ \*NB. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.