

**9 Bolton Point Road, Bolton Point, NSW 2283**

**House For Sale**

Friday, 26 April 2024



9 Bolton Point Road, Bolton Point, NSW 2283

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 619 m2**

**Type: House**



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**\$925,000**

Imagine coming home to a peaceful cul-de-sac where you can take a leisurely stroll to the end of the street and enjoy the waterfront reserve. Pendlebury Oval and the local tennis courts are just a five-minute walk away, and if you're into boating or fishing, the local boat ramp is only a two-minute drive. Whether you fancy a day out on the water or a bit of exercise, this neighbourhood offers plenty of options to keep you entertained. Step inside this charming three-bedroom home and you'll find a layout perfect for relaxed living. With two separate living areas, three bedrooms, and an updated family bathroom on the main level, plus a rumpus room and second bathroom downstairs, there's space for everyone. The heart of the home is the electric-equipped kitchen, and you'll love entertaining outdoors on the deck as well as enjoy extensive lake views from the generous front verandah for your morning coffee. Conveniently located just 80 minutes from the lively vibe of Sydney and a quick 35-minute drive from the coastal charm of Newcastle, this property offers the best of both worlds—convenience and tranquillity. It's only a swift seven minute drive to the heart of Toronto CBD and just a leisurely stroll to some of Lake Macquarie's most scenic waterfront reserve parkland. Sounds like the perfect spot to call home!

- 619sqm block with leafy backdrop and lake glimpses
- Lounge room with fireplace, dining/family rooms at rear, lower-level rumpus
- Heart of the home kitchen with electric stove and dishwasher
- Three bedrooms served by updated family bathroom, laundry/second bathroom
- Wind out blinds on front main bedroom and in Living room
- Carport plus single garage, 12 solar electricity panels
- Drop down blinds on back verandah
- 800m to waterfront park with kids' playground, jetty and boat ramp
- 2.3km to Fennell Bay Public School, 4km to Lake Macquarie High and St Paul's
- Fassifern Station - 7 mins, Toronto - 9 mins, M1 - 15 mins, Newcastle - 35 mins, Sydney - 80 mins

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.