

98 Warners Bay Road, Warners Bay, NSW 2282



House For Sale

Thursday, 18 April 2024

98 Warners Bay Road, Warners Bay, NSW 2282

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 7862 m2

Type: House



Kathleen Matinlassi



Sydney Matinlassi
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Guide \$2,470,000 - \$2,550,000

This stunning acreage offers the serene beauty of a rural lifestyle paired with the convenience of nearby lake access, perfect for outdoor enthusiasts. This is an exclusive opportunity to own a spectacular property, combining privacy with accessibility. Within walking distance to our beautiful Lake Macquarie, enjoy easy access to the water for boating and kayaking. With Warners Bay's vibrant shops and schools just a stone's throw away, this property offers the ideal balance of tranquility and community. Featuring electric ribbon fencing across all 4 paddocks and continuous water supply, this estate is horse-ready. Includes 3 stables, a tack room, and the potential for income with adjusted local horses (contact agent for details). A modern open plan layout with an exposed roofline, glass doors opening to the terrace, and louvered windows. Designed to maximise views of the expansive property, the home allows for natural light and family connectivity. Less than 20 years old with recent updates including the master ensuite, family bathroom, and an energy-efficient 6.6kw solar system. A remote-controlled power slide gate with privacy fencing secures the property, offering ample space for a motorhome, cars, boats, and floats. The fourth paddock, across the creek, provides extra privacy and space for a large shed or a fruit orchard. The property includes enough space to potentially double the size of the home, making it a future-proof investment. Unique Features:- Currently adjusted local horses, contact agent for income and potential to remain.- Electric ribbon fencing for all 4 paddocks, water supplied throughout- Town sewer and town water, no longer on septic system- 6.6kw solar panels on front of home- Remote power slide entrance gate with privacy fencing- Beautifully located for family gatherings with a spacious terrace overlooking the paddocks.- Room to grow with the existing footprint or expand as needed- Contact agent for full features list PDF This is a once-in-a-lifetime chance to secure a country acreage so close to all amenities without the need for an auction. Contact Kathleen today to arrange an inspection and seize the opportunity to make this dream property your own. If you love it, you can buy it. 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.