

Address available on request, Charmhaven, NSW



2263

House For Sale

Friday, 10 May 2024

Address available on request, Charmhaven, NSW 2263

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 860 m2

Type: House



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## Guide \$1,300,000 - \$1,400,000

Experience lakeside living with this picturesque absolute waterfront property where an opportunity awaits its new owners to make a lifestyle change or keep as a holiday home/Airbnb property. This perfectly positioned property with stunning views over Budgewoi Lake is a slice of paradise and has the tranquillity & feeling of owning your own private oasis with popular Airbnb status. The property has that new home feel and comes complete with a host of recent renovations and quality inclusions throughout. This home is simply stunning with an abundance of natural light flowing through the 2 separate living areas set on both levels and with decks front and rear you can relax and enjoy entertaining at any time of the day. You'll enjoy direct access to lake and easy access to beaches, all topped off with the added bonus of a stunning inground pool ready for summer. Property Features:

- 2-3 great sized bedrooms all with built ins.
- Modern light filled open plan kitchen with stone benchtops and gas cooking.
- Choices of formal and informal living areas, plenty of room for that extra house guest.
- Two split system reverse cycle air conditioners and ceiling fans throughout.
- Undercover rear patio and upstairs balconies front and rear perfect for the entertainer with plenty of lake breezes.
- Two stylishly renovated bathrooms, one on each level.
- Secure tandem double garage with internal access.
- Fully fenced approx. 860 Sqm block with stunning inground pool.
- Advantage of lots of off-street parking with plenty of extra room to build a shed.
- Close major shopping centre and local schools.
- Minutes to the local beaches, Hospital, Warnervale Train Station, M1 freeways and all the amenities you desire.

Key Features: Council Rate: \$2048 Per Annum Approximately Water Rates: \$994.02 Per Annum Approximately Market Rent: \$900-\$950 Per Week Approximately