

# 11 Brooks Street, Bonnells Bay, NSW 2264

## House For Sale

Tuesday, 25 June 2024

11 Brooks Street, Bonnells Bay, NSW 2264

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 812 m2

Type: House



Leanne Veigel

0417650875

**\$880,000 - \$920,000**

This character-filled home enjoys waterviews and natural light from the free flowing open plan interiors across a spacious, single level design. Positioned in a prime pocket of Bonnells Bay and moments from the foreshores of Lake Macquarie, Pendlebury Park and local boat ramp. Just a short walk from the Bay Shopping Centre, cafes, public transport and Bonnells Bay Public School. Highlights include: - Charming home over a single level layout.- Front enclosed verandah enjoys afternoon sun. - Showcasing light filled interiors, raked ceilings and timber floor boards. - Three comfortable bedrooms with built-ins. - Spacious primary master with ensuite.- Home office complete with built-in storage. - Generous free flowing open plan living and dining areas. - Large timber kitchen with breakfast bar and ample storage. - Enormous second living area, ideal for entertaining. - Additional features include ducted air-conditioning and solar panel system. - Fully fenced backyard with established gardens. - Remote single garage with workshop and toilet. - Double gate side entry to single carport. - Substantial 812sqm block on two Titles with two street frontage from Brooks Street and Regent Street. - A short drive from Trinity Point Marina and waterfront restaurant 8 at Trinity. - 10 mins drive from Morisset CBD, Train Station, Medical Centre, cafes/restaurants and M1 Motorway for commuters. - 90 mins to Sydney and 45 mins to Newcastle and Hunter Valley. - Excellent home for families, couples or investors. A perfect blend of comfort, charm and convenience for a family looking for a spacious home in desirable location! Make this your next move with Leanne and the team at LAWSON Real Estate. Making it quicker and easier for buyers and sellers to connect. Please email or SMS us for a detailed Webbook that includes Price Guide, Contract, Floorplans, Council Rates, and detailed property information. Disclaimer: All sizes are approximate. Refer to sales contract for full details. We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective tenants and purchasers are advised to carry out their own investigations and satisfy themselves with all aspects of such information including without limitation, any dimensions, areas, zoning, approvals, and permits. Purchasers should make their own inquiries, seek their own advice, and rely only upon those inquiries and advice.