

# 25 Fishery Point Road, Mirrabooka, NSW 2264

## House For Sale

Wednesday, 19 June 2024



25 Fishery Point Road, Mirrabooka, NSW 2264

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4046 m2

Type: House



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## NEW TO MARKET

The spectacular Morisset Peninsula offers a scenic and seriously tranquil environment, perfectly epitomised with this stunning acreage. Perched in the treetops with an elevated rural outlook that includes views of the magnificent Lake Macquarie and surrounded with a myriad of fruit-bearing trees, this lifestyle acreage property offers a tranquillity that is truly good for the soul. Treat yourself and your loved ones to the lifestyle they deserve with features including:

- Four oversized bedrooms, all appointed with built-in robes and ceiling fans. Huge master bedroom featuring spacious ensuite, large walk-in robe, stylish Ziptrak block-out blinds, air-conditioning and a brilliant, elevated outlook over bushland and Lake Macquarie.
- Stylish kitchen with beautiful design features, plenty of bench space with stone benchtops, huge walk-in pantry and brand-new stainless-steel appliances.
- A brilliant floorplan with multiple living areas including rumpus and formal lounge room, large open plan living and dining area perfect for the entire family. Flexibility for two offices or utilise as additional bedrooms.
- East and west facing entertaining areas to take advantage of the weather conditions for all occasions – A private courtyard-style area perfect for your morning coffee overlooking your amazing surrounds or a high-quality and very spacious entertaining area (approx. 17m x 6m) with elevated ceilings, built-in outdoor kitchen (BBQ, fridge, storage), outdoor ceiling fans and Sonos surround sound speakers.
- A gourmet selection of mature fruit trees and herb garden beds – have some fun making your own mulberry pie and jam, custard apple ice cream, lychee ginger syrup great in a cocktail or yuzu lemon cheesecake! (list of trees will be available on inspection)
- Scenic bush walks from rear of property around the Morisset Peninsula

Additional features: Multiple split-system air-conditioning systems, outstanding floorplan, one of the most tranquil lifestyle homes on the Morisset Peninsula with a selection of friendly wildlife including kangaroos and birdlife array. The convenience of being close to local shops, schools (public and private), a variety of high-quality boat ramps, numerous reserves and jetties and just over an hour to Wahroonga via the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle. Lifestyle properties are extremely sought-after, and this will not last long at all so get in quick and take advantage of convenience and extravagance with magnificent surroundings. Rental Appraisal: \$850/week with the Ellejayne Property Management and Investor Club

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