

**3 Lawver Crescent, Lake Munmorah, NSW, 2259**



**House For Sale**

Friday, 16 August 2024

3 Lawver Crescent, Lake Munmorah, NSW, 2259

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Position, Presentation, Value

This Impeccably presented home offers the hassle free lifestyle and outstanding value you've been searching for. The four bedroom floorplan features open plan living, large kitchen and a generous covered entertaining area, while an ensuite to the main bedroom, ducted air and double garage tick even more items on your wishlist. Holding a sought after location, opposite parkland with easy access to walking trails, pool and more, it's so easy to make the most of all this popular location has to offer.

- 4 bedroom home
- Ensuite & walk in robe to main
- Ducted air con
- Superb location, easy access to local schools, state recreation area, lake, beaches and more
- Approx an hour south to Wahrenongah or north to Newcastle

### Outgoings:

Land Rates: Approx \$1,679 p/annum

Water Service Charges: Approx \$865 p/annum

Neighbourhood Levy: Approx \$1,176 p/annum

Land area: Approx 410sqm