

**78 Bulgonia Road, Brightwaters, NSW, 2264**



**House For Sale**

Thursday, 5 September 2024

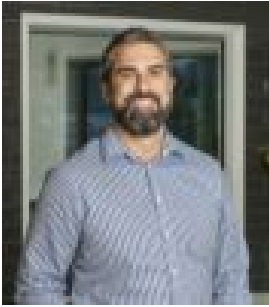
78 Bulgonia Road, Brightwaters, NSW, 2264

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Ben Wrigley  
1300322366



Sally Wrigley  
0498533490

## **ELEVATED WATERFRONT WITH TWO ADDITIONAL STUDIOS OVERLOOKING EXCLUSIVE TRINITY POINT MARINA – LAKE MACQUARIE**

Set in an elevated position overlooking Barden Bay and the exclusive Trinity Point Marina, this waterfront home offers an outstanding opportunity for those seeking a brilliant waterfront lifestyle.

Ideally located overlooking one of the best waterways in the country, this charming home sits on a quality 1,129m<sup>2</sup> waterfront block with the bonus of two fully self-contained studios, currently being utilised for Air BnB guests, however also ideal for extended family and/or friends.

Features include, but are not limited to:

- Two bedrooms, all appointed with built-in robes, air-conditioning and ceiling fans with some of the best views Lake Macquarie has to offer.
- Stylish and fully renovated kitchen featuring a large island bench with 80mm drop-edge stone benchtops, breakfast bar, integrated dishwasher, pendant lighting, induction cooktop and stainless-steel rangehood.
- Open plan living area with fireplace and equally impressive views from all angles leading seamlessly onto the entertaining area.
- Large and beautifully presented 'Ekodeck' entertaining area designed to make the most of the brilliant water views and perfect for socialising with family, friends and guests.
- Two classy self-contained studios, both appointed with kitchen, bathroom, air-conditioning and private courtyard area, currently being enjoyed by Air BnB guests.
- A picturesque and peaceful waterfront complimented by a beautifully presented manicured grassed area.
- Detached double garage with single carport for secure storage of vehicles, watercraft, tools etc

Additional features: additional sunroom/children activity area, quality flooring in all dwellings, solar-powered sensor entry lighting, ideal Air BnB or holiday home (up to \$4,500/night for Trinity Point New Years Eve Fireworks Spectacular)

Enjoy peaceful lakeside walks around the Brightwaters Baths, paddle over to the exclusive Trinity Point to dine at the world-class, '8@Trinity' restaurant or just kick back and enjoy water sports at your own convenience.

The convenience of being close to local shops, schools (public and private), Morisset CBD and the M1 Motorway make it appealing to all buyers seeking a central location between Sydney and Newcastle.

Rental Appraisal: Enquire to receive a rental appraisal through the Ellejayne Investor Support and Property Management team.

Air BnB appraisal: Provided upon request

### **DISCLAIMER**

Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.