

**Lot 371/85 Kanangra Drive, Crangan Bay, NSW, 2259**

**THE AGENCY**

**Land For Sale**

Thursday, 5 September 2024

Lot 371/85 Kanangra Drive, Crangan Bay, NSW, 2259

Type: Land

## **Elevated Position with 17m Frontage**

Encapsulated within the highly sought after Crangan Bay estate, surrounded by picturesque National Parks and majestic parklands is a near level block of land.

This exceptional block of land offers an abundance of space to build your dream home situated on 548sqm.

Take full advantage of the extra wide frontage, perfect for a triple car garage or side access to store the boats, trailers, caravan or cars.

The ultimate lakeside lifestyle is on offer thanks to walking access to one of the most pristine lakes, Lake Macquarie, and 3.4 acres of lush parklands at the end of the street.

- 548Sqm Block with a 17m frontage and depth of 32m
- Easy-to-build near level block with town water, sewage, electricity and NBN connections at the boundary.
- Close proximity to pristine beaches, national parks and walking trails.
- Keep the kids entertained with 3.4 acres of parklands only at the end of the street.
- Only 90minutes to Sydney CBD.
- Walking distance to the shores of Lake Macquarie.