

**Lot 452, 85 Kanangra Drive, Crangan Bay, NSW 2259**

**THE AGENCY**

**Residential Land For Sale**

Friday, 5 July 2024

Lot 452, 85 Kanangra Drive, Crangan Bay, NSW 2259

Area: 625 m2

Type: Residential Land



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## Contact Agent

Discover the perfect blend of space, location, and natural beauty in the prestigious Crangan Bay Estate. This expansive 625sqm block features an impressive 21.7m frontage and approximately 35m depth, offering ample room to build your dream home. Situated amidst serene National Parks and lush parklands, just moments from the tranquil shores of Lake Macquarie, while boasting a perfect position opposite the reserve. Enjoy leisurely picnics by the lake, scenic walking paths, and abundant space for children to play freely. Embrace a lifestyle of comfort, convenience, and natural splendor in this coveted location. The generously wide frontage allows for versatile design options, ideal for accommodating a triple car garage or convenient side access for storing boats, trailers, caravans, or additional vehicles. - With a frontage of 21.7m and approximate depth of 35m is sprawling, 625 sqm block can accommodate almost any build - 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.