



4 Kylie Close Marmong Point, NSW 4 3 2

### Unique architectural gem with self-contained retreat

Set in a peaceful cul-de-sac backdropped by lush greenery, this architecturally crafted home is a standout with its distinctive timber and stainless steel features. A near-new kitchen brings a fresh, modern vibe, while the self-contained studio apartment offers incredible potential for guest accommodation, home office space, teenage retreat and for Airbnb, thanks to the home's prime location near beautiful Lake Macquarie. A perfect blend of design, serenity, and opportunity.

**Price:** Contact Agent  
**Council Rates:** \$528.50 p/q  
**Water Rates:** \$816.00/year (approx)



**Alison Bratby**  
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.