



7 Ballarat Avenue Mannering Park, NSW



### Relaxed Lifestyle by the Lake

Perfectly positioned near the tranquil shores of Lake Macquarie, this beautifully appointed home offers the ultimate blend of relaxation and convenience. Spend your mornings strolling along the foreshore, afternoons fishing or boating, and evenings entertaining on the spacious wraparound deck. Inside, enjoy airy open plan living, a modern kitchen, and a cozy electric fireplace. With local schools, shops, and parks just minutes away, this is a home where every day feels like a holiday.

- Air-conditioned living/dining with soaring pitched ceilings and downlights
- Kitchen with gas cooktop, dishwasher, and ample storage
- Electric fireplace set into a custom entertainment wall
- Seamless indoor-outdoor flow to L-shaped wraparound deck
- Master bedroom with walk-in robe, ceiling fan, and renovated ensuite
- 3rd bedroom with backyard access and built-in robe
- Carport, side access, a great backyard with a powered remote control shed
- 800m to Mannering Park boat ramp, minutes to Lake Macquarie foreshore

Price: \$790,000.00



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Manning Park



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.

