

STONE



276 Lakedge Avenue Berkeley Vale, NSW

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## Exceptional Family Living - Opposite Lakefront

Expansive family residence in ultra convenient lakeside locale. The perfect combination of modern luxuries with a touch of warmth & character, the commanding position offers filtered lake views across Tuggerah Lake. Versatile floorplan with stunning kitchen, generous living spaces & massive potential with bathroom & bedroom on lower level. Multiple outdoor entertaining zones with sundrenched decks capturing lakes breezes & peaceful, leafy backyard. Enjoy weekends on the lake with cafe's, restaurants, parks & village shops all within an easy stroll.?

Price:

\$1,125,000



**Samantha Stokes**

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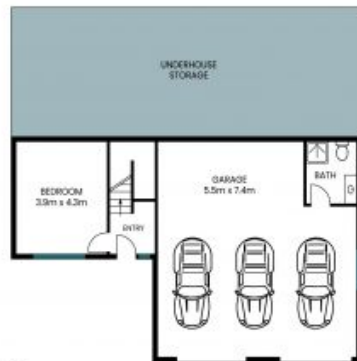
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**STONE**



### First Floor



Ground Floor



### Site Plan

|                |         |
|----------------|---------|
| Internal Area: | 166 sqm |
| External Area: | 96 sqm  |
| Garage Area:   | 75 sqm  |
| Total Area:    | 337 sqm |

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.

