

## 47 Myuna St, Dalmeny, NSW 2546

\$1,559,000

House 3 3 2



### A Home That Has It All

Occupying an amazing waterfront position on the edge of Mummaga Lake, this exceptional double-storey brick residence offers an enviable lifestyle with direct water access and your own private barge. Beautifully renovated and packed with premium features, this is a truly standout home where no detail has been overlooked. Offered as a walk-in walk-out sale, it presents an outstanding opportunity for immediate enjoyment.

### Open for Inspection

Sat, 07 Feb 2026 - 1:00 PM to 1:30 PM

The residence comprises three generous bedrooms and three bathrooms, with elegant hardwood floors enhancing the main upstairs living and kitchen areas. Comfort and efficiency are assured year-round with brand new Toshiba air-conditioning, ceiling fans throughout the bedrooms and double-glazed windows. Sustainability is a key highlight, with a substantial 10kW solar system, battery and Geely electric vehicle charger already installed.

Indoor and outdoor living blend seamlessly, with a stunning deck capturing uninterrupted lake views — the perfect setting for entertaining or unwinding. Downstairs, a second living area, study and bar all enjoy beautiful water outlooks.

A rare and impressive inclusion is the dedicated wine cellar — a true showpiece for collectors and entertainers alike, providing the ideal environment to store and showcase your collection.

Further features include a double garage with internal access, a boat shed, extensive under-house storage and thoughtfully designed spaces throughout. Ideal as a lock-up-and-leave holiday home or premium waterfront retreat, this one-of-a-kind property delivers lifestyle, luxury and convenience in equal measure.

- Council Rates: Approx. \$3,427.11 per annum
- Perm Rental Return: \$700-\$750 per week
- Holiday Rental: \$500 per day (peak) | \$350 per day (off-peak)

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### Listed By

John Murray



Listing Number: 3521661

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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