

**35 Evans St, Lake Cathie, NSW 2445**

**Sold - 28/10/2021**

House 4 2 2



## Level 450m Walk to Lake Cathie Foreshore

Immersed within a tranquil Lake Cathie residential precinct 450m level walking from the lake foreshore, a lifestyle of easy coastal living awaits.

**Open for Inspection**

By Appointment.

Superbly situated within one of the mid north coast's best kept secrets, lake and ocean fishing, canoeing, swimming and surfing are just minutes from your door. Brilliant local amenities, including large shopping centre, school and medical centre, are a few minutes' drive, while nearby Port Macquarie's CBD is a brief 15 minute commute.

Drive through access to a carport ideal for the boat, small caravan or camper trailer adds further to the appeal of your new family home or holiday escape.

Set within beautiful, established gardens, this easy living and level home has all the contemporary comforts including ducted reverse cycle air conditioning, ceiling fans, dishwasher and updated bathroom, and scope to enhance further.

Taking advantage of the region's temperate climate, interior living opens onto both a covered front patio and paved entertaining terrace at rear. Lounge and dining are separate but with ease of access to the generous timber kitchen offering a colourful garden outlook.

Four bedrooms each have built-in robes, and a large shed with second toilet is the perfect workshop, home gym or studio.

Offering an easy living coastal lifestyle, you'll love the the proximity to Lake Cathie's eateries, convenience shopping, cafes and a major supermarket, and relaxed ambience of the nearby communities of Bonny Hills, Laurieton, Dunbogan and Kew.

A rare opportunity to acquire your slice of coastal paradise with the potential to easily value add to your investment.

PLEASE VIEW THE CONDITIONS OF ENTRY FOR THIS PROPERTY IN THE PHOTO GALLERY & CONTACT THE AGENT IF YOU ANY QUERIES.

### Listed By

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