



79 Panorama Avenue Charmhaven, NSW

3 2 1

Captivating Lakefront Opportunity on 740sqm East-Facing Block

Bring your creativity and an eye for potential to this fantastic, reserve lakefront property. This two-story home offers plenty of opportunities to make the most of its beautiful outlook across Budgewoi Lake. The toughest choice then will be whether to enjoy this idyllic lakefront home yourself or utilise it as a smart investment or maximise its Airbnb potential, conveniently located between Sydney and Newcastle.

This beautiful Properties key features include:

- > Bright interiors with new carpeting
- > Three spacious bedrooms
- > Open-plan living, dining, and kitchen area
- > Full-width front patio
- > Back veranda with sweeping waterfront views (3x1.5m)
- > Large downstairs rumpus room and bar area
- > Additional downstairs bathroom
- > Single lock-up garage

Enjoy lakeside walks at sunset and easy access to the boat ramp, sandy beaches, and the M1...

Price: \$810,000
Council Rates: \$1,604.00/year (approx)
Water Rates: \$994.00/year (approx)



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GROUND FLOOR



FIRST FLOOR



INTERNAL AREA : 174 M²
EXTERNAL AREA : 673 M²
LAND AREA : 740 M²

All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.