



188 Buff Point Avenue Buff Point, NSW 4 2 2

Experience the Magic of 188 Buff Point Avenue, Buff Point

Step into a world where breathtaking views and luxurious living harmoniously blend. This exquisite lifestyle property offers an unparalleled opportunity to live in a stunning, split-level home with panoramic lake views.

- Here's what awaits:
- **Magical Views:** Wake up to captivating vistas of Budgewoi Lake every day. The ever-changing scenery, from tranquil mornings to dramatic sunsets, creates a mesmerizing backdrop for this signature home.
 - **Luxurious Living Spaces:** Light-filled interiors with cathedral ceilings and fresh contemporary tones are complemented by high-quality fixtures and designer accents throughout. The open plan main living zone seamlessly connects to the outdoor entertaining area, perfect for relaxing or hosting guests.
 - **Prime Location:** Situated on a level 765m² allotment in a premium waterfront reserve, this property is just 5 minutes from pristine beaches, 10 minutes from the M1 freeway, 50 minutes from Sydney, and 50 minutes from the Hunter Valley wineries. Explore nearby trendy hubs like Norah Head, The Entrance, and Long Jetty, or enjoy a round of golf at Magenta Shores. The area also offers various recreational activities, from kayaking on the lake to sur...

Inspect: Saturday, 19th October 2024 1:30 - 2:00

Price: Contact Agent
Council Rates: \$286.60 p/q
Water Rates: \$543.40 p/q



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188 Buff Point Avenue
Buff Point



TOTAL INT: 228sqm
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PLEASE NOTE: These Floorplan + 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.

