



45 Leumeah Avenue Chain Valley Bay, NSW

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Ideal Starter Home with Renovation Potential in Chain Valley Bay

Seize the opportunity to own a charming 3-bedroom home just a short walk from the beautiful shores of Lake Macquarie. Located in the peaceful community of Chain Valley Bay, this property offers a fantastic blend of potential and location, making it an ideal choice for first-home buyers, investors, or downsizers seeking a manageable yet comfortable living space.

This home features three bedrooms, each equipped with built-in wardrobes, and one tastefully renovated bathroom, providing comfortable living spaces. Though the house requires some work, its solid foundation and great layout offer an excellent canvas for creating your dream home or a profitable rental property.

Set on a good-sized 556 sqm block, the property boasts ample outdoor space for expansion or to create a beautiful garden oasis....

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Inspect:

Saturday, 9th November 2024 11:00 - 11:30

Price: Price Guide \$750,000
Council Rates: \$1,146.75/year (approx)
Water Rates: \$1,435.65/year (approx)



Brodie Gavan

0481 333 544



Tracy Gavan

0403 041 139



Ground Floor

Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.