

# 127 The Esplanade, Oak Flats, NSW 2529

## House For Sale

Tuesday, 7 January 2025

127 The Esplanade, Oak Flats, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Rachael Griffin  
0242266626

## PRICE GUIDE \$1,550,000

Discover your dream home at this stunning waterfront location in Oak Flats, this tightly held property is ready for its new owners! With breathtaking 180 degree views and direct access to the pristine waters of Lake Illawarra, this unique location offers the ultimate lifestyle. Enjoy picturesque sunsets and serene water views from your yard and elevated north-west facing balcony. This 1970's solid brick home offers an expansive footprint over 2 levels, ready for a modern touch. Spacious living with huge, combined lounge and bar area designed for relaxation and entertaining. Tidy kitchen with breakfast bar, with direct access to balcony for convenient alfresco living or adjacent dedicated dining room for internal entertaining. Original bathroom with separate toilet services the 3 bedrooms on the upper level. Downstairs offers an enormous, rumpus room, with built in bar and indoor spa. The adjoining laundry also offers a toilet and shower and an abundance of storage. The home features an oversized double garage plus workshop and overall, the home offers an abundance of storage throughout. This is one of only a few properties with direct lake access without a bike track, providing ultimate privacy. Located walking distance to Skiway Park, boat ramp and playground and with schools, sporting and playing fields, swimming pool, train station, dog park and cycle way all conveniently located. A short drive will have you at Stockland Shellharbour, your favourite surf beach or access to the M1 motorway. This is an exceptional opportunity to own a piece of waterfront paradise that's never before been on the market. For more information or to book a private inspection contact Rachael Griffin of First National Wollongong on 0414 601 336. Built approx. 1973 Council Rates: \$761.75 Water Rates: \$172.79 Land Dimensions: 16.97/19.81 X 32.08/33.15 Land Size: 600.7 sqm Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you, we cannot guarantee the accuracy of the information provided by our vendors, and as such, First National Wollongong makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.