

45 Leumeah Avenue, Chain Valley Bay, NSW, 2259

STONE

## House For Sale

Wednesday, 30 October 2024

45 Leumeah Avenue, Chain Valley Bay, NSW, 2259

**Bedrooms: 3**

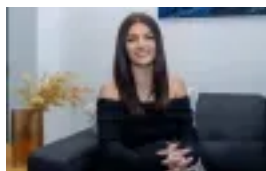
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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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.

The renovated kitchen is a highlight, complete with modern amenities and adjacent to a lovely undercover decking area, perfect for entertaining and enjoying the outdoors. Additional features include air conditioning, ceiling fans, and tinted windows throughout the home to keep it cool and comfortable during the warmer months.

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

- 3 bedrooms, each with built-in wardrobes,
- Single renovated bathroom, Internal laundry with another restroom
- Air conditioning and ceiling fans for year-round comfort
- Modern renovated kitchen with quality appliances, Ample storage space
- Undercover decking area ideal for outdoor dining and gatherings
- Tinted windows to enhance privacy and energy efficiency
- 556 sqm block with great potential for enhancement, Rear garage with power
- Short walk to Lake Macquarie, ideal for leisure and recreation
- Perfect as a first home, investment property, or for downsizers seeking a simpler lifestyle
- In close proximity to shops, cafes, beaches, lake, schools, transport and the M1 Motorway