



5 Melaleuca Avenue Lake Cathie NSW

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This well-maintained home provides a rare and exciting opportunity for first home buyers, investors or those looking to enter the market in a coastal location, only moments to beautiful Lake Cathie Foreshore Reserve, beaches, shops, and skate park.

Upon entry you will find an open plan, spacious lounge, and formal dining area with reverse cycle air conditioning & ceiling fan, then onto the family area combined with functional kitchen overlooking the backyard, boasting spacious dimensions throughout and catering to every stage of family life.

Offering a main bedroom with plenty of space, ample built-in storage, and ensuite. Additional accommodation includes bedrooms two and three with ceiling fans, serviced by a central bathroom with shower and bath.

Additional conveniences include attic with retractable stairs, perfect for storage items, double garage, and an abundance of space for the caravan, boat, or trailer.

Offering functionality in a great position, the options are endless with regards to future extension or renovation (STCA) on this 784.1m2 block of land.

- Under 300m to beautiful Lake Cathie & Foreshore

Price : \$ 765,000
Land Size : 784 sqm
View : <https://www.jandsrealestate.com.au/sale/nsw/mid-north-coast/lake-cathie/residential/home/7424052>



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INTERNAL : 142.8m²
DECK : 12.4m²
GARAGE : 46.8m²
ROOF STORAGE: 20.1m²

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DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

