







THE LAKE HOUSE

4 2 2 800m2

Offered to the market for the first time in more than 25 years, this much-loved family home presents a rare opportunity to secure a tightly held waterfront position on the edge of Lake Magellan.

Set on a beautifully maintained 800m² allotment, the home enjoys direct access to the lake and captures peaceful water views from multiple vantage points throughout the property. With only a limited number of homes enjoying such a position on Lake Magellan, opportunities such as this are becoming increasingly difficult to find.

The home has been well cared for over the years and offers generous accommodation including four bedrooms, two bathrooms, multiple living areas and a spacious kitchen with ample storage. The master suite features a walk-in robe, ensuite and direct access to the outdoor entertaining area overlooking the gardens and lake beyond.

Outside, established gardens create a private sanctuary, while the covered entertaining area provides the perfect place to relax and enjoy the ever-changing outlook across the water. A fenced timber deck is positioned within the rear garden and incorporates a spa enclosure. The spa is no longer operational and is included in its current condition, however the area presents an opportunity for buyers to reimagine the space to suit their own lifestyle requirements.

While immediately comfortable and move in ready, many buyers will

Price	SOLD for $1,520,000
Property Type	Residential
Property ID	12015
Land Area	800 m2

AGENT DETAILS

Steve Venn - 0418 288 325

OFFICE DETAILS

Golden Beach
SHOP 2 50 Landsborough Pde
Golden Beach, QLD, 4551 Australia
0418 288 325

recognise the exciting opportunity to update and personalise the home over time. Whether undertaking a cosmetic renovation or creating a more substantial transformation, the true value lies in the irreplaceable waterfront setting and the chance to secure a position that rarely becomes available.

Feature Points

- Absolute Lake Magellan waterfront position
- 800m² allotment
- Direct access to the water's edge
- Four bedrooms and two bathrooms
- Master suite with walk-in robe and ensuite
- Double lock up garage + concrete pad beside driveway for extra parking
- Multiple living areas
- Spacious kitchen with excellent storage
- Covered outdoor entertaining area
- Fenced timber deck area with former spa enclosure
- Separate laundry with loads of storage
- Water tank
- Established gardens and lawns
- Held by the one family for more than 25 years
- Comfortable as is with scope to update and add value

This is not simply a home purchase – it is an opportunity to secure one of Lake Magellan's most sought-after waterfront locations and create something truly special for the future.

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