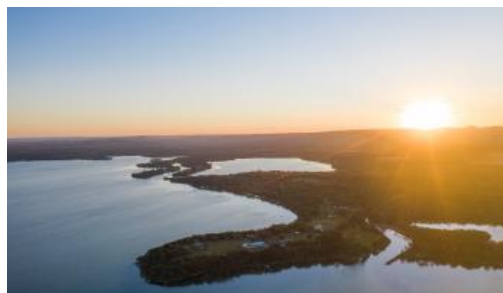


Sold

9 Rocky Point Rd, Eraring



Build Your Dream Home, Waterfront Reserve Acreage

Nestled perfectly in a waterfront reserve location, this approx. 3.7 acre property is sitting in a dress circle row of luxury acreages awaiting your dream home vision to take place. Imagine waking to the gentle waves lapping in the morning and as you fall asleep in the evening.

Privacy is in abundance with large parkland style trees around the property which host an array of beautiful local birdlife. The acreage is beautifully cleared with a large dam and is waiting for its next custodian to create something special.

An original three bedroom home resides on site with swimming pool to allow you to live on site whilst you plan your dream escape.

- Incredible Lake Macquarie and Myuna Bay views
- Three bedrooms plus sunroom
- Two bathrooms
- In ground swimming pool
- Double garage, laundry and wet bar area
- Storage shed
- Covered entertaining spaces
- Waterfront reserve location
- Parkland style trees and large dam
- Natural birdlife, flora and fauna on your doorstep
- Perfect for boating, fishing and swimming
- Approx. 5 mins to mainline train station
- Approx. 60 mins North from the Wahroonga freeway exit

Easily accessed from the M1 and then only 90 minutes to Sydney CBD or closer to local neighbourhood shopping centres and schooling and recreation facilities. Train access a few minutes away at Dora Creek or Morisset for travel south to Sydney or North to Newcastle.

Viewings strictly by appointment, contact Trent Iverson on 0409 738 388 or Deborah Cullen on 0401 849 955 for information

3 2 2 3.70 ac

Price	SOLD
Property Type	Residential
Property ID	110
Land Area	3.70 ac

Agent Details

Trent Iverson - 0409 738 388

Office Details

Vella Iverson Real Estate
4384 Old Northern Rd
Maroota, NSW, 2756 Australia
02 4566 8383

VELLAIVERSON

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or

the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.