



PERCIVAL  
PROPERTY

TO ATTEND AN OPEN HOUSE/PRIVATE INSPECTION AT THIS PROPERTY YOU WILL BE REQUIRED TO:

1 Provide photo identification

- SANITISE**  
Sanitise hands before entering
- QUESTIONNAIRE**  
Complete the Covid questionnaire
- MASKS**  
Masks optional, but recommended
- COLD & FLU SYMPTOMS**  
Do not attend, instead, request a virtual inspection
- SOCIAL DISTANCING**  
Maintain 1.5m distance between yourself & others



30 Chepana Street Lake Cathie, NSW

4 3 2

## Immaculate Family Home Backing Reserve and Beach

Set over two self-contained levels the layout offers suitability to accommodate a private living arrangement for extended family members, guests, or an Airbnb.

Downstairs includes two generous bedrooms, including one with a garden view and walk in robe, luxurious bathroom with a step-up bathtub, double linen closet, and open plan kitchenette and living area flowing onto a paved outdoor entertaining area. Tucked away is a large laundry, under stair storage, and powder room.

Wake up to the sounds of the ocean and sea views from the master suite providing a stylish ensuite and large light filled walk in robe. A second bedroom, currently configured as a relaxed sitting room, is within proximity to a modern bathroom including a handy laundry c...

**Price:** Guide \$1,590,000-\$1,650,000

**Council Rates:** \$3,200.00/year (approx)



**Ayla Bailey**

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UPPER FLOOR PLAN  
(155 sq m Approx)



LOWER FLOOR PLAN  
(170 sq m Approx)  
Scale - 1:110

30 CHEPANA STREET  
LAKE CATHIE