



3 St Johns Drive Croudace Bay, NSW



### Sheltered Deep Water Mooring!

We're letting you into a local secret that you'd never guess from looking at the front of this property..?.the amazing location of this home provides a sheltered deep water mooring for a vessel up to 35 feet in length, right at your back gate! What's more, the huge boat shed and covered boat ramp will take the hassle out of storing and launching smaller vessels into Sheppards Creek and on into Lake Macquarie.

**Council Rates:** \$617.00 p/q

- Bright and breezy modern home with multiple alfresco entertaining areas
- Upstairs living room opens out to a large timber deck with views of the creek and the lake
- Large lounge room on the ground floor, opening to the patio and backyard

Valentine Primary School is just a few minutes' walk away. Village shops and cafes, Valen



**Tony Rich**