



## 78 Bulgonia Road Brightwaters NSW

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Set in an elevated position overlooking Barden Bay and the exclusive Trinity Point Marina, this waterfront home offers an outstanding opportunity for those seeking a brilliant waterfront lifestyle.

Ideally located overlooking one of the best waterways in the country, this charming home sits on a quality 1,129m2 waterfront block with the bonus of two fully self-contained studios, currently being utilised for Air BnB guests, however also ideal for extended family and/or friends.

Features include, but are not limited to:

? Two bedrooms, all appointed with built-in robes, air-conditioning and ceiling fans with some of the best

[For full version visit the website](https://www.ellejayne.com.au)

**Type** : House  
**Price** : New to Market  
**Land Size** : 1126 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/brightwaters/residential/house/8118709>



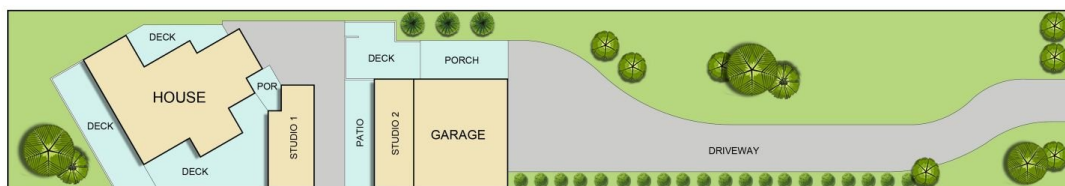
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FLOOR PLAN



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

FLOOR AREAS	SCREENED PORCH:	13 m <sup>2</sup>
BELOW GROUND: 108 m <sup>2</sup>	PORCH:	27 m <sup>2</sup>
SECOND FLOOR: 29 m <sup>2</sup>	DECK:	91 m <sup>2</sup>
TOTAL: 137 m <sup>2</sup>	GARAGE:	56 m <sup>2</sup>
	PATIO:	18 m <sup>2</sup>

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