

Property Package Full Turnkey

Crangan Bay

Lot 701 Yaguna Parade Crangan Bay NSW 2259



\$1,810,748

Nestled on the scenic Central Coast, Crangan Bay offers a peaceful, nature-filled lifestyle with easy access to both Lake Macquarie and pristine beaches. Surrounded by bushland and national parks, it's perfect for those seeking serenity without sacrificing convenience. Families enjoy local parks and future amenities, while commuters appreciate proximity to the M1. Crangan Bay is a growing community with stunning natural beauty – ideal for relaxed coastal living and long-term investment.

LAND PRICE \$828,100	LAND SIZE M ² 637.3
BUILD PRICE \$982,648	BUILD SIZE M ² 145.1 + 149.1
LAND REGISTRATION December 2026	EST. RENTAL RETURN P/W \$1500/\$1550

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FLOOR PLAN

DUAL KEY

Total Area

145.1 + 149.1 m²



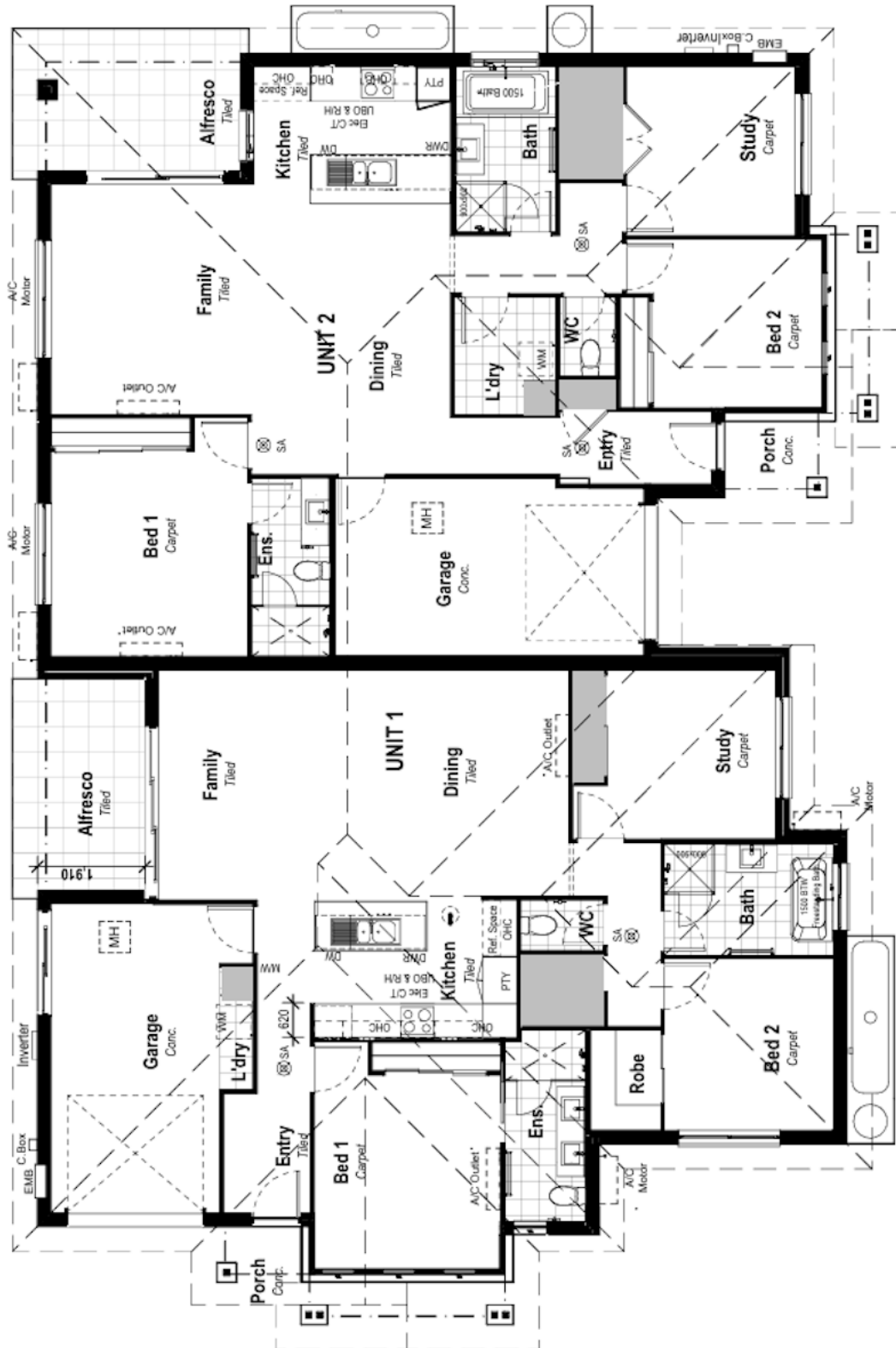
3+3



2+2



1+1



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.