



13 Barbin Drive Crangan Bay NSW 2259

 3  2  1

\$750 pw

Date available: 10 April 2026

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Beautiful Brand New Family Home

Situated in the picturesque Crangan Bay Estate, this brand-new duplex has been thoughtfully considered in design, and construction, with an emphasis on stylish finishes. Light filled and airy, this family friendly home is generously proportioned and offers a seamless flow from open plan living areas to an alfresco covered entertaining area.

Features include:-

- Stylish kitchen with ample cupboard and bench space, island bench with breakfast bar, dishwasher
- Open plan living and dining flowing onto covered outdoor entertaining
- 3 spacious bedrooms all with built in robes and the master suite boasting walk in robe and ensuite bathroom
- Main bathroom complete with soaking tub - ideal for little ones
- Low maintenance engineered hardwood flooring in living areas
- Ample storage space
- Ducted air-conditioning
- Remote control garage entry with internal access
- Fully fenced easy care low maintenance yard

Other benefits you will enjoy include:-

- Close to bus route

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1 / 7

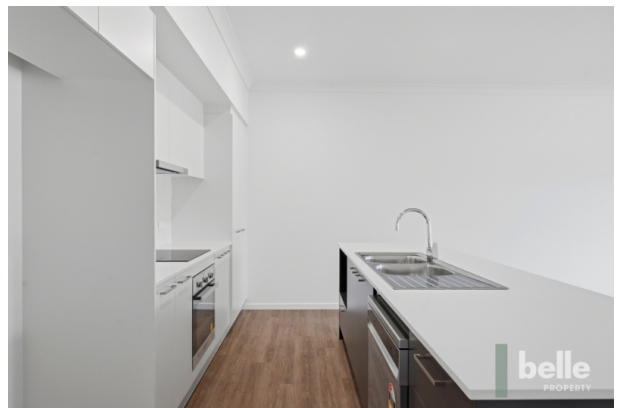
13 Barbin Drive Crangan Bay NSW 2259

- Close to schools, amenities, Gwandalan shopping village and major shopping centres including Lake Munmorah Woolworths
- Playgrounds and walking tracks close by
- Lake Macquarie easily accessible from Gwandalan for water sports activities

Approximately a 20 minute drive to M1 Motorway and approximately a 10 minute drive to the pristine shores of Catherine Hill Bay beach

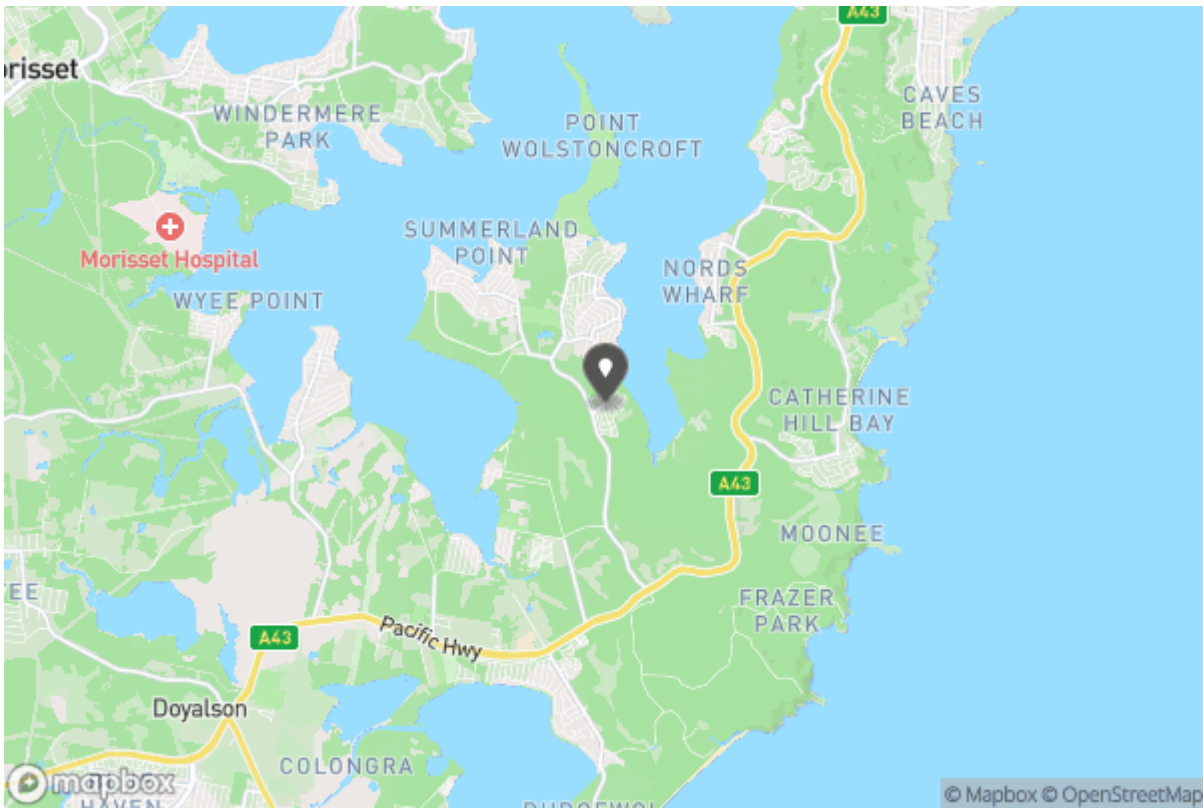
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Gallery





Location Map





Don't forget to confirm your inspection by SMS or email

Katharine Hardy

katharine.hardy@belleproperty.com

02 4324 6122
47 Brisbane Water Drive
Point Clare NSW 2250



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With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=AB-BelleBW&uniqueID=222P641942>

More Information

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