



FOR SALE

IT'S A BLACK ROCKS FAMILY HOME!

Got kids? Need a big back yard? Need a place for the boat and the caravan?
If the answer is yes, then you need to take a look at this spacious 4-bedroom, 2-bathroom home positioned in a peaceful cul-de-sac in the original Black Rocks estate.

This thoughtfully designed property built in 2002 is in one of the most sort after locations in seaside Pottsville, it is only walking to the beaches and estuary, while the Pottsville Tavern, Black Rocks Bakery and Foodworks Supermarket are also just at your fingertips! The all-important block size is 828 square metres of family fun! Let me repeat that - 828 square metres!

The house has a superb east-west aspect allowing the afternoon sun to fill the outdoor entertainment area and flow into the family room and kitchen. The master bedroom has a walk-in wardrobe, ensuite and its own reverse cycle air-conditioner. The 3 other bedrooms all have built in robes and ceiling fans. The lounge-dining room is large (big enough for a pool table), positioned in the centre of the house and has a fantastic wood heater to add ambiance and warmth when entertaining or relaxing, the open plan kitchen and family area features real timber floors, air conditioning and views into the back yard and outdoor entertainment area. The double gate side access to the back yard has undercover parking for 3 vehicles and there is still room in the front yard for another vehicle or trailer.

Features include:

- Open plan kitchen and family room
- 4 bedrooms, 2 bathrooms
- Double car garage with automatic door
- Side access and undercover parking for 3 cars
- Air-conditioning
- Big back yard
- 2.7 kw solar power
- Solar heat pump hot water
- 2 garden sheds 8ft x 10ft
- Vegetable garden

For more information or to book an inspection call Mark Semmens on 0409 802 440

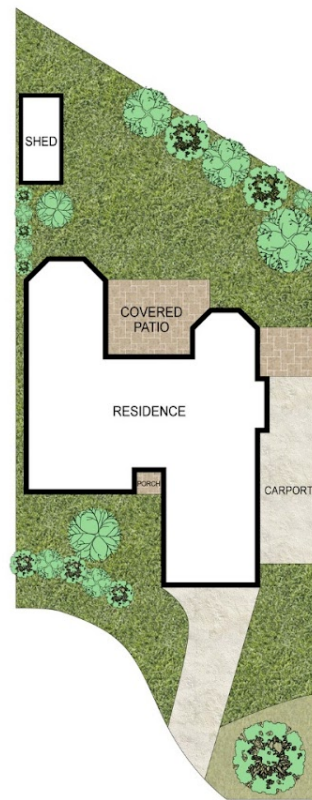
4 BED | 2 BATH | 5 CAR

PRICE:
\$865,000 - \$885,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN

0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 248 m²
EXT: 86 m²

9 Trumper Place, Pottsville



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.