



FOR SALE

IT'S READY AND WAITING!

Superbly located in a beautiful, peaceful and highly desired area of Seaside Pottsville is this wonderful family home on a massive 892²m block. The home itself is swathed in natural light and picks up cool sea breezes on the hottest of days. The near new powerful air conditioning system will ensure you sleep through hot summer nights. Tiled throughout with new screens it has been recently painted and is ready for you to move in.

There is vehicular access to the low maintenance yard which is a blank canvas waiting for the right family to put in a pool, a spa or a studio. There is ample room to extend out the front and back.

It is 2 mins walk to Mooball Creek where you can picnic, swim or launch your stand up paddle board. Black Rocks surf break, an uncrowded and idyllic beach, is less than 5 mins drive.

Your electricity bills will be slashed with the top of the range solar system.

As it was originally approved for duplex construction the potential exists to revert to the original zoning.

Properties like this are rare in today's market. Be decisive and quick.

To book an inspection please call Mark Semmens on 0409 802 440

Property features:

- 3 bedrooms, master with walk in robe and ensuite.
- Main bathroom with bath
- Open plan kitchen, dining and family room
- Large undercover patio area
- Double car garage with remote control roller door
- Air-conditioning to master 2nd bedroom and kitchen dining area
- Solar power 6.54kw with a Fronius inverter and Sunpower panels
- Block size 892²m with 27 metre street frontage
- Short walk or bike ride to creek, shops and beaches!

3 BED | 2 BATH | 2 CAR

PRICE:

\$745,000 - \$765,000

OPEN FOR INSPECTION:

N/A



Mark Semmens

0409802440

marksemmens@atrealty.com.au

www.atrealty.com.au

4 Edward Avenue 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.