



# FOR SALE

## LIVE BY THE SEA!

Pottsville's Black Rocks by the Sea estate is one of the absolute premiere locations to live on the Tweed Coast . . . or any coast for that matter! And this new to market 5-year-old family entertainer home could be the opportunity you have been waiting for?

This master-built home features 4 bedrooms, 2 bathrooms and a spacious open plan kitchen, dining & lounge room that join onto the generous outdoor undercover entertaining area. The designer kitchen has Caesarstone benchtops, a Smeg oven with 6 burner gas stove top and a butler's pantry. The luxurious master bedroom includes an ensuite and large walk in robe. The spacious main bathroom includes a deep free standing bath. Stacking glass doors reveal a landscaped back yard, BBQ area and outdoor spa.

Black Rocks Beach is only a short walk over the bridge and is one of Australia's most special spots to watch the sun rise or take the dog for a walk or just go for a swim, it also has a renown surf break and is home to Black Rocks Boardriders Club.

And if that's not enough there's fishing off the beach, the bridge or out of your canoe in the fabulous Mooball Creek . . . and stand up paddle boarding!

Call Mark Semmens on 0409 802 440 to book your own private inspection.

### Other Features:

- \* Security coded electric retractable gate and side access for the boat
- \* Double car garage with polished concrete floors
- \* Split system air-conditioning in lounge and master bedroom
- \* 5 KW Solar system
- \* 2.7m high ceilings throughout
- \* 645 m<sup>2</sup> block size
- \* located in exclusive no-through estate, short walk to creek and beach

4 BED | 2 BATH | 2 CAR

PRICE:  
\$959,000

OPEN FOR INSPECTION:  
N/A



**Mark Semmens**  
0409802440  
marksemmens@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 13 Lindwall 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.