



**SOLD**

## NORTH-FACING CANALFRONT HOME – POTTSVILLE WATERS

Want open-plan living with a vista of the canal on your doorstep? As you go outside to the undercover entertaining area and inground pool, you can relax and enjoy the expansive water view. Fishing and kayaking is a breeze in one of the most popular cul-de-sac positions in Pottsville Waters. Nestled on a large 930 m2 block, the home offers the essence of a coastal lifestyle.

The roomy home features a double lock-up garage and two living areas, perfect for entertaining family and friends. With four bedrooms plus a study/home office and a walk-in robe in the master with plenty of storage, this property is crying out for rejuvenation and renovation!

Pottsville is a thriving village offering reliable public transport, a well-established Primary School and many dining options. You can enjoy a relaxed coffee, a great club meal or restaurant-style fine dining.

### Features include:

- Four bedrooms the master with ensuite
- Separate study/home office
- Roomy main bathroom and separate toilet
- Open-plan living
- Original Kitchen
- Double lock up garage
- Low-maintenance gardens
- Water Tank
- Inground Pool
- Undercover entertaining area
- 3 useable kayaks

### DISCLAIMER

All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to Marvarela Pty Ltd and @realty by third parties.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,380,000

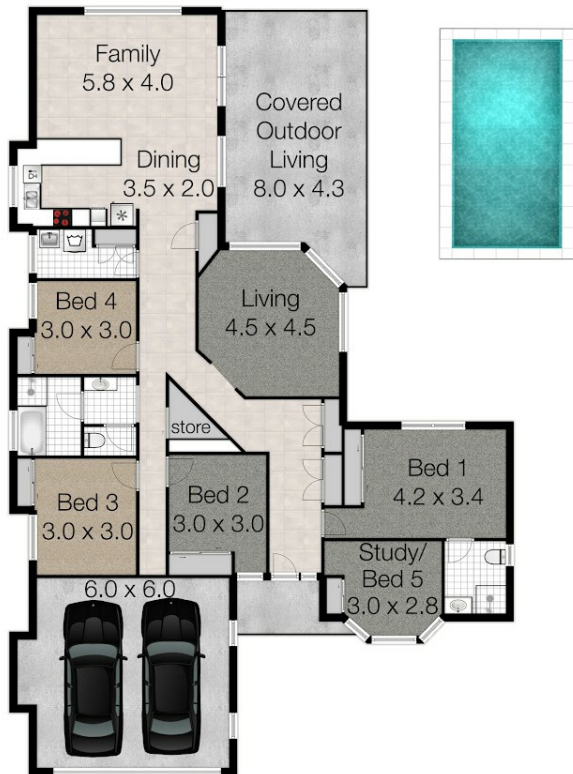
OPEN FOR INSPECTION:  
N/A



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# 33 Edinburgh Court POTTSVILLE 2489

Total Approximate Dwelling Floor Area 230 sqm - Land Area 930 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.