



**SOLD**

## GREAT OPPORTUNITY TO START LIVING THAT BEACHSIDE DREAM

It's all about location and size...

If an easy walk to the Creek for a swim or a fish and peaceful leafy outlook is important to you than this is the one for you. This good size duplex's location couldn't be better, being just only a 300 meter stroll up the street to the cooling clear waters of Cudgera Creek and between 700 meters to 1400 meters as the crow flies from all amenities, shops, doctors, cafes, restaurants, hotel and bars, bakers, beach, town shopping centre. The property needs a bit of updating, but for its internal size, location, aspect and large yard area it's well worth spending some money on it. This property is ideal for a fantastic first home, investment or holiday home. The property features an open plan lounge/dining area, timber vinyl floors throughout, large kitchen with plenty of bench and cupboard space, large family bathroom and ensuite, 3 good size bedrooms with the master having a walk-in robe, undercover outdoor entertaining area, good size yard for the dog or kids to play in and 26 solar panels which virtually powers the whole home. The owners have decided that now is the time for them to sell and start their retirement plans. They want the property sold and are prepared to consider all reasonable offers and conditions.

Features.

3 good size bedrooms.

Master bedroom with ensuite and walk in robe

Large family bathroom with shower and bath

Single remote garage

26 solar panels

127 sqm internal living

365 sqm land area

300 meters to Cudgera Creek

Properties in this location and size don't last too long, for more information please call Wayne Moore on 0402 677401 for more detail and to arrange your inspection.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$950,000

**OPEN FOR INSPECTION:**  
N/A



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Plans are 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

2/2 EDWARD AVENUE, POTTSVILLE

3 2 1  
Internal: 128 m<sup>2</sup> | External: 21 m<sup>2</sup> | Total: 149 m<sup>2</sup>

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.