



FOR SALE

HOUSE, COUNCIL APPROVED STUDIO EXTENSION & POOL ON 1011 SQM!

Finally, the property which ticks every box. A large four bedroom home, two bedroom studio, deep 1011 sqm block with a fresh water in-ground pool. Whether you're looking for a high income investment or a home for the family which can accommodate larger and extended members or provide the teenagers with their own space, this one's for you.

The main house featuring four spacious bedrooms, two with built in robes and the master including a walk in robe, a separate office space with multiple living areas and a covered outdoor entertaining area perfect for year round entertainment.

The studio accommodating two generously sized rooms both equipped with built in robes, a separate study nook, with an open planned kitchen/living layout, a perfect set up for the larger and extended family or the teenage kids.

The home positioned on a sprawling 1011 sqm block with a fresh water in-ground pool at the rear. Offering a number of off-street parking spaces with a double car garage and wide driveway to store any boats, caravans or trailers.

Situated in the quiet, family friendly Buff Point you are just minutes away from local schools, sporting facilities, shopping centres, public transportation, Budgewoi Lake and pristine local beaches. Providing easy commuting to the cities with just a 60 minute drive to Hornsby through the Doyalson Link Road and a 60 minute drive up the Pacific Highway to the Newcastle CBD.

Property Highlights

- Four spacious bedrooms, master equipped with a walk in robe and two with built in robes
- Chefs kitchen with ample cupboard space and updated oven cooktop and dishwasher
- Multiple living spaces, separate study room with covered outdoor entertaining
- Year round comfort provided by air conditioning, plantation shutters, ceiling fans
- Sprawling 1011sqm block with a fresh water in-ground pool at the rear
- Studio with two generously sized bedroom both including built in robes
- Off street parking with a wide driveway and double car garage for boats, trailers and caravans
- 45 solar panels to help cut those costly electricity bills

6 BED | 2 BATH | 4 CAR

PRICE:

Price Guide \$1,350,000

OPEN FOR INSPECTION:

N/A



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4 Bruce Road, Buff Point



Internal Area 265m²
External Area 38m²



PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy; sizes and dimensions are approximate, actual may vary.

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