



FOR SALE

ALL OFFERS CONSIDERED - OWNERS COMMITTED ELSEWHERE

Wake up to sparkling canal views and enjoy a true resort-style lifestyle from this beautifully renovated north-facing waterfront home in highly sought-after Pottsville Waters. Held by the same owners for 24 years, this is a rare opportunity to secure a premium waterfront property in a quiet cul-de-sac setting.

Why You'll Love It

- ✓ North-facing canal frontage with stunning water views
- ✓ Large 910sqm block with secure side access and carport for boat or caravan
- ✓ Authentic Balinese "Alang-Alang" entertaining hut overlooking the water
- ✓ Assorted fruit trees and veggie gardens
- ✓ Fish, swim or paddleboard from your own backyard
- ✓ Listen to the relaxing surf in bed at night

The Home

Designed for relaxed family living and effortless entertaining, the home offers:

- Four bedrooms, two bathrooms upstairs plus third shower and toilet downstairs
- Spacious master retreat with walk-in robe, ensuite and balcony access
- Flexible teenagers' retreat/sunroom with external access off the fourth bedroom
- Open-plan layout with two separate living areas and reverse cycle A/C
- Family room and formal dining space
- Newly renovated kitchen with walk-in pantry overlooking the pool and canal

Step outside to landscaped grounds, a sparkling pool, and a waterfront entertaining zone that captures cooling coastal breezes and uninterrupted canal vistas.

Location

Set in a peaceful cul-de-sac with a large reserve, this premium address offers privacy while remaining conveniently located:

- Approx. 25 minutes to Byron Bay
- Approx. 25 minutes to Coolangatta International Airport

A tightly held waterfront opportunity combining lifestyle, location and long-term value.

4 BED | 2 BATH | 3 CAR

PRICE:

\$1,870,000

OPEN FOR INSPECTION:

May 23 at 11:30am - 12:00pm



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first floor



ground floor



4 Bed 2 Bath 3 Car

Approx total: 285 m²

31 Edinburgh Court, Pottsville

This floor plan including dimensions and measurements are approximate only and are for illustrative purposes only. @realty gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent representing this floor plan.

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.

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