

6 Windsor Ct, Pottsville, NSW 2489**Sold - \$1,315,000**House 4  2  4 **SOLD BY JAMIE & JESSE WILMEN****TIP TOP LOCATION PLUS OPTIONS**

Not only will this property provide you with immediate proximity to supermarket, shops, tavern, creek and beach it also presents multiple options for the prudent investor or home based business aspirant.

Open for Inspection

By Appointment.

The well situated 4 bedroom home is situated right in the heart of Pottsville on a more than generous 828m block that is already home to a secondary structure. Whilst incredibly convenient, the added beauty of the location is that it is also positioned in an extremely quiet cu de sac with quality neighbours.

The home has had an upgrade or 2 over the years including kitchen and converted garage which provides a 4th bedroom or 2nd living room. Additional renovations will value add considerably. The wide frontage of the block has provided wonderful side access to the large back yard that is home to a second brick structure that includes 2 bays and a home office. To most it will maintain its current use as a 2 car garage/man cave, plus office. The visionary will see a studio, potential letting income or home based business including fitness and health. The location could also lend itself to subdivision subject to council approval.

If it is a walk everywhere home you want with room for your boat or caravan then look no further. Enjoy family days around your in ground pool and undercover entertaining area and don't worry about the electricity bill, there won't be one with 10kw of solar panels above. Savour the Northerly aspect of the back yard and the Nor-East ocean breezes that flow through your home.

The key to successful property investment is location, location, location. For that reason alone this investment is foolproof. The balance of options are simply the cherry on top. For all additional information including inspection times please contact Jamie Wilmen or Jesse Wilmen at Raine & Horne Pottsville/Cabarita Beach today.

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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