

1/31 Overall Dr, Pottsville, NSW 2489

Sold - \$735,000

Duplex 3  3  2 **SOLD BY JAMIE & JESSE WILMEN**

EVERYTHING IS AT YOUR DOORSTEP

Enjoy direct estuary access and quick paddle to the beach from your own pathway to paradise, at the rear of this wonderful 2 level home. The impeccably located property also presents an immediate stroll to shops, tavern, restaurants, main street retailers and primary school.

The architecturally designed 3 bedroom, 3 bathroom beach pad features downstairs living including, lounge, kitchen, separate dining, outdoor entertaining, private rear yard and tropical landscaped gardens. Guests can stay in the downstairs bedroom with the 2 alternative bedrooms upstairs. The master bedroom includes ensuite, walk in robe and parents retreat or home office. A sunny breakfast deck is positioned off the master and overlooks the generous backyard - ideal for early morning coffee or nightcap whilst savouring the ocean breezes or sounds of rolling surf.

There's room for a boat, van or motor home, plus a double lock up garage. This trendy low maintenance property is ideal for your first home, investment, weekender or retirement option. If location and convenience are important to you, don't look past this rare opportunity, it won't get any better. For any additional information or to schedule an inspection please contact Jamie Wilmen or Jesse Wilmen@ 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.

Open for Inspection

By Appointment.

Listed By

Jamie Wilmen

Phone: (02) 6676 4111

Mobile: 0422 617 773

Jesse Wilmen

