

13 Sarah Ct, Pottsville, NSW 2489**Sold - \$705,000**House 3  1  4 **Huge Quarter Acre Block close to the water**

Did someone say huge block? Yes, it was me, a rare opportunity to purchase a quaint 3-bedroom, 1 bathroom home on a mammoth 1067m2 in a quiet cul-de-sac in the popular waterside Pottsville Waters estate. The property also boasts a huge 4 car garage/carport, covered outdoor entertaining area, large shed, extra carport and some fruit trees.

Open for Inspection

By Appointment.

Now for the best part, this property is ideal for a dual occupancy (duplex) development site being a block over 900m2 (subject to council approval) and is laid out well with the current house positioned perfectly on one side of the block. Subdivision could also be an option (subject to council approval). The property also falls within a 300m radius of a business district which you can develop a dual occupancy on 500m2 block (Subject to council approval), so there could be a few options for the savvy developer to explore.

The property is also a flat easy walk to the following:

- Tavern/ Foodworks shopping complex 500m
- Pristine estuary 600m
- Village/Main street shops, cafes and restaurants 1300m
- Beach 1500m

Properties like this are becoming rarer than finding toilet paper on a supermarket shelf, so don't delay in contacting Oscar Van Megchelen for more information and to arrange your inspection.

Listed By

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