

54 Royal Dr, Pottsville, NSW 2489**Sold - \$1,450,000**House 4  3  2 **SOLD BY JAMIE & JESSE WILMEN****TWO INVESTMENTS IN ONE**

An extremely rare opportunity that includes 2 separate homes on the one title is afoot. The versatile property provides multiple options for the discerning purchaser.

Reap the benefits of having 2 income producing investment properties or live in one and rent the other. The property is also ideal for the extended family whether it be a grandparents or teenage retreat. For those that currently work from home the studio is also perfect as an office or salon.

The larger 3 bedroom home features a spacious open plan, air conditioning and gas cooking. Enjoy Summer around your in ground pool and savour the serenity of the reserve over your back fence. The studio consists of a contemporary open plan kitchen, lounge and dining, large bedroom and bathroom. Enjoy a quaint alfresco area and small, low maintenance yard for gardeners or pet owners.

There is side access for a boat or trailer and plenty of off street parking beside the corner block.

The property is centrally located with a short walk to shops, supermarket, tavern, creek and beach. For any additional information please contact Jamie Wilmen or Jesse Wilmen at Raine & Horne, Pottsville/Cabarita Beach

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

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